

11/16/21 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-21-0548-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a U-V (Urban Village) Zone.

Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-211-002 through 176-04-211-008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 8506, 8512, 8518, 8524, 8530, 8536, 8542, 8548, 8556, 8562, 8590 W. Maule Avenue
- Project Type: Name a private drive aisle

Applicant's Justification

The applicant is requesting to name the private drive aisles within a mixed-use development after individuals who had an impact to the community. Michael Cherry has been a Justice for the Nevada Supreme Court since 2006 and has served as District President and International Vice President of B'nai B'rith, Vice President of Temple Beth Sholom, President of Congregation Ner Tamid, and chairman of the Anti-Defamation League. The applicant states naming the drive aisles will eliminate safety concerns for emergency services and help residents and guests easily identify the buildings within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mixed-use

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Urban Center (18 to 32 du/acre), & Business and Design/Research Park	R-4 & R-E	Undeveloped
East	Commercial General, & Business and Design/Research Park	C-2 & R-E	Mixed-use
West	Limited Resort and Apartment	H-1	Undeveloped

Related Applications

Application Number	Request
SC-21-0547	A street name change to establish Helen Toland Street is a companion item on this agenda.
SC-21-0549	A street name change to establish Rozita Lee Avenue is a companion item on this agenda.
SC-21-0550	A street name change to establish Ruby Duncan Street is a companion item on this agenda.
SC-21-0551	A street name change to establish Tom Rodriguez Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Michael Cherry Avenue is a proposed east/west alignment located in the Uncommons mixed-use project on the north side of Maule Avenue between parking structure #3 and the residential building #2. The recorded final map PB 165-37 did not record the boundaries of private streets within the project; therefore, the vehicular access is considered to be drive aisles as labeled on the off-site drawings PW20-13383. Drive aisles are defined as “the principal means of vehicular access, other than a street”. Therefore, they do not meet the criteria to be named in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

The addresses for this project are assigned per the Preferred Addressing System that states, “when there are sufficient numbers available for all building and appurtenant structures, the Building Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs, and any private streets within the development may not be recognized”. The primary dedicated street is Maule Avenue and there are sufficient address numbers available. The Las Vegas Valley Street Naming and Address Assignment Policy has address display requirements which include directional signs and additional signs to ensure the general public and emergency services can efficiently navigate the project.

Of the 2 examples in the justification letter, Town Square’s addressing is similar to this project. The building addresses in Town Square are assigned to Las Vegas Boulevard South which is the

primary dedicated street. The street names displayed on the signs throughout the private drive aisles were not approved through a street naming process and are not recognized by Clark County. In contrast to this application, Downtown Summerlin Mall recorded the vehicular access as private streets on the Record of Survey File 191 Page 66, Document Number 20140331:03434.

The Combined Fire Communication Center recommendation only includes the approval of the proposed name. They do not review the request in accordance with Title 30. It has been determined this application is not consistent with the purpose of the Las Vegas Valley Street Naming and Address Assignment Policy.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Subject to Michael Cherry Avenue;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES STUART

CONTACT: LEBENE OHENE, 520 S. 4TH STREET, LAS VEGAS, NV 89101