TM-0060-13 – SUNSETJONES, LLC:

**TENTATIVE MAP** for a commercial subdivision on 12.0 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts.

Generally located on the south side of Sunset Road and the west side of Jones Boulevard within Enterprise. SS/pb/ml (For possible action)

---

**RELATED INFORMATION:**

**APN:**
176-02-501-015, 016, & 019; 176-02-510-002 thru 006

**LAND USE PLAN:**
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**
**Project Description**
General Summary
- Site Acreage: 12
- Number of Lots: 5
- Minimum/Maximum Lot Size: 0.99 acres/4.62 acres
- Project Type: Commercial subdivision

**Site Plan**
The plans depict a developing commercial center with existing office and retail buildings on the northern portion of the site while the southern portion is undeveloped. The site will be subdivided into 5 lots. Access to the site will be provided by 2 existing driveways on Jones Boulevard and 2 existing driveways on Sunset Road, with the overall shopping center having cross access and parking. The developed portion of the site conforms to previously approved plans and the applicant indicated future development will be addressed by subsequent land use applications.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0737-12</td>
<td>Reclassified the eastern portion of the site from R-E to C-2 zoning with a design review for an expansion of the existing shopping center</td>
<td>Approved by BCC</td>
<td>February 2013</td>
</tr>
<tr>
<td>WS-0063-08</td>
<td>Reduced drive aisle width with a design review for a retail pad site</td>
<td>Approved by BCC</td>
<td>March 2008</td>
</tr>
<tr>
<td>Application Number</td>
<td>Request</td>
<td>Action</td>
<td>Date</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>---------------</td>
</tr>
<tr>
<td>DR-2208-04</td>
<td>Retail pad site in conjunction with an existing shopping center</td>
<td>Approved by BCC</td>
<td>February 2005</td>
</tr>
<tr>
<td>WS-1902-04</td>
<td>Increased wall height for a portion of the shopping center</td>
<td>Approved by PC</td>
<td>December 2004</td>
</tr>
<tr>
<td>TM-0222-04</td>
<td>1 lot commercial subdivision on the northern 8.3 acres of the site – NFM-0421-04 - recorded</td>
<td>Approved by PC</td>
<td>May 2004</td>
</tr>
<tr>
<td>VS-0677-04</td>
<td>Vacation of 33 foot wide easements - recorded</td>
<td>Approved by PC</td>
<td>May 2004</td>
</tr>
<tr>
<td>DR-0265-04</td>
<td>Shopping center on 8 acres</td>
<td>Approved by BCC</td>
<td>March 2004</td>
</tr>
<tr>
<td>ZC-1609-03</td>
<td>Zone boundary amendment to C-2 zoning for a future commercial development on the northern portion of this site</td>
<td>Approved by BCC</td>
<td>November 2003</td>
</tr>
<tr>
<td>ZC-0511-01</td>
<td>Reclassified the southwestern portion of the site from R-E to C-2 zoning</td>
<td>Approved by BCC</td>
<td>July 2001</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>215 Beltway</td>
<td>215 Beltway</td>
</tr>
<tr>
<td>East</td>
<td>Business and Design/Research Park</td>
<td>C-2</td>
</tr>
<tr>
<td>West</td>
<td>Business and Design/Research Park</td>
<td>C-2 &amp; M-D</td>
</tr>
</tbody>
</table>

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**
This request meets the tentative map requirements as outlined in Title 30.

**Department of Aviation**
The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration. Portions of the property contain certain deed restrictions which (1) prohibit incompatible uses with airport operations from being developed, and (2) prohibit the use of these parcels from enhancing adjacent incompatible uses.

**Staff Recommendation**
Approval.
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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review
- Drainage study and compliance.

Current Planning Division – Addressing
- There are no comments at this time.

Building Department – Geotechnical
- Applicant is advised that compliance with NRS 278.325(4) is required if further subdividing of the property results in creating a boundary or line within a building; and that any additional boundary lines created within 30 feet of any building will result in a reduction of allowable openings and may require fire-resistant-rated construction for the exterior walls.

Fire Department
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that sewer point of connection as shown on the tentative map is existing; and that the tentative map as submitted is acceptable.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:  Sunsetjones, LLC
CONTACT:  Lochsa Engineering, Julia Izzo, 6345 South Jones Boulevard, Suite 100, Las Vegas, NV 89118