TM-0059-13 – KOURETAS PROPERTIES, LLC:

TENTATIVE MAP for a commercial subdivision on 2.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Dewey Drive and Procyon Street (alignment) within Paradise. SS/ml/ml (For possible action)

RELATED INFORMATION:

APN:
162-29-401-023

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
• Site Acreage: 2.2
• Number of Lots: 1
• Project Type: Commercial subdivision

Site Plan
The plans show an existing site consisting of 2 office/warehouse buildings that will remain. One building is located on the east property line and is 13,590 square feet. There is a cell tower on the north side of the building on the east property line. The second building is located on the south property line and is 11,665 square feet. The entrance to the site is located on the corner of Dewey Drive and Procyon Street. There is a drainage channel that runs north/south on the west side of the 2 buildings.

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>ADR-0700-99</td>
<td>Communication tower facility consisting of a 65 foot high monopole tower and associated uses</td>
<td>Approved Administratively</td>
<td>October 1999</td>
</tr>
<tr>
<td>ZC-1742-95</td>
<td>Reclassified the subject property to M-1 zoning for an office/warehouse building</td>
<td>Approved by BCC</td>
<td>November 1995</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, West, &amp; East</td>
<td>Commercial Tourist</td>
<td>M-1</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>M-1 &amp; R-E</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.

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
- No comment.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT:  Kouretas Properties, LLC
CONTACT:  Kouretas Properties, LLC, 410 S. Rampart Boulevard, Suite 390, Las Vegas, NV 89145