TM-0110-17 – SUMMERLIN ASSET MANAGEMENT, LLC:

TENTATIVE MAP for an industrial subdivision on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley. SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:
163-34-201-007 & 008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 1
- Project Type: Industrial subdivision

The plans depict a 1 lot industrial subdivision with frontage along Buffalo Drive. Two existing parcels will be consolidated into 1 lot. An office/warehouse facility is proposed for the site.

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-1444-95 (ET-0200-97)</td>
<td>First extension of time to re-classify from R-E to C-1 zoning and included a use permit for a mini-warehouse complex – removed the time limit and changed the map</td>
<td>Approved by BCC</td>
<td>December 1997</td>
</tr>
<tr>
<td>ZC-1444-95</td>
<td>Re-classified the site from R-E to C-1 zoning and included a use permit for a mini-warehouse complex</td>
<td>Approved by BCC</td>
<td>November 1995</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>North</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>P-F</td>
<td>Undeveloped</td>
<td></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>South</td>
<td>Office Professional</td>
<td>P-F</td>
</tr>
<tr>
<td>East</td>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>P-F</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
</tr>
</tbody>
</table>

### Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0547-17</td>
<td>A nonconforming zone change to reclassify the site from C-1 to M-D zone with a design review for an office/warehouse facility is a companion item on this agenda.</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. However, since staff does not support the nonconforming zone change associated with NZC-0547-17, staff cannot support this request.

#### Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners.

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.

### TAB/CAC:

Spring Valley – denial.

### APPROVALS:

### PROTESTS:

### PLANNING COMMISSION ACTION:

August 15, 2017 – APPROVED – Vote: Unanimous

Absent: Kirk

### Current Planning

- Applicant is advised that 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 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;
- Traffic study and compliance;
Full off-site improvements;
Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive.
Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department – Geotechnical
The 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.

Current Planning Division – Addressing
Street name suffixes shall be spelled out.

Clark County Water Reclamation District (CCWRD)
Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0270-2017.

APPLICANT:  Investor Equity Developers
CONTACT:  RCI Engineering, Chris Thompson, 4325 Dean Martin Drive, Suite 300, Las Vegas, NV  89103