APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-0036-13 – THARALDSON ETHANOL PLANT I, LLC, ET AL:**

**HOLDOVER TENTATIVE MAP** for a commercial subdivision on 35.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the south side of Flamingo Road and the west side of Dean Martin Drive within Paradise. SS/gc/ml (For possible action)

---

**RELATED INFORMATION:**

**APN:**
162-20-103-012, 014, 015, 017, 020, 023, & 024; 162-20-203-001 thru 006; 162-20-204-002, 003, & 005; 162-20-210-001 thru 005

**LAND USE PLAN:**
WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**
General Summary
- Site Acreage: 35.6
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision generally bounded by Dean Martin Drive to the east, Hotel Rio Drive and the Flamingo Road/I-15 interchange to the north, the Union Pacific Railroad tracks and right-of-way and Polaris Avenue to the west, and other parcels not a part of the site adjacent to Harmon Avenue to the south. Aldebaran Avenue generally bisects the site in a north/south direction. This tentative map will consolidate the subject parcels, a total of 35.6 acres, into 1 lot to facilitate the future development. This tentative map request is the same map that was previously approved by action of TM-0215-08 which has since expired.

**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>WS-0033-10</td>
<td>First extension of time to waive off-site improvements and right-of-way dedication</td>
<td>Approved by BCC</td>
<td>August 2012</td>
</tr>
<tr>
<td>ET-0050-12</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VS-1154-08</td>
<td>First extension of time to vacate and abandon a portion of Aldebaran Avenue</td>
<td>Approved by PC</td>
<td>May 2011</td>
</tr>
<tr>
<td>ET-0031-11</td>
<td></td>
<td></td>
<td></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>WS-0033-10</td>
<td>Waive off-site improvements and right-of-way dedication and included waivers of conditions of a tentative map (TM-0215-08)</td>
<td>Approved by BCC</td>
<td>April 2010</td>
</tr>
<tr>
<td>VS-1154-08</td>
<td>Vacate and abandon a portion of Aldebaran Avenue to accommodate the consolidation of parcels for a resort hotel</td>
<td>Approved by PC</td>
<td>March 2009</td>
</tr>
<tr>
<td>TM-0215-08</td>
<td>Tentative map for a 1 lot commercial subdivision - expired</td>
<td>Approved by PC</td>
<td>March 2009</td>
</tr>
<tr>
<td>ZC-1291-07</td>
<td>Reclassified the entire site to H-1 zoning and expanded the Gaming Enterprise District for a resort hotel</td>
<td>Approved by BCC</td>
<td>January 2008</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 Tourist</td>
<td>M-1 &amp; H-1</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>R-E, H-1, &amp; M-1</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist</td>
<td>M-1</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>M-1</td>
</tr>
</tbody>
</table>

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>VS-1154-08 (ET-0032-13)</td>
<td>A second extension of time to vacate a portion of Aldebaran Avenue 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.

**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

- Right-of-way dedication to include a County approved cul-de-sac at the new northerly termination of Aldebaran Avenue;
- Right-of-way dedication of 60 feet for Polaris Avenue, dedication to include a County approved cul-de-sac on the “as built” alignment;
- Provide an alternate 24 foot minimum access easement from the Harmon Avenue/Polaris Street alignment or Harmon Avenue/Aldebaran Avenue alignment to APN 162-20-103-021 connecting into access easements as established by PM 75-63 and PM 57-9 and acceptable to the owner of APN 162-20-103-021;
- Construct a County approved cul-de-sac at the termination of Aldebaran Avenue when the physical improvements on the street are removed;
- Traffic and drainage studies and compliance required with development;
- Maintain the existing improvements on Aldebaran Avenue until the new cul-de-sac is constructed.

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; 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; and that the seismic fault area may impact building location on property.

Fire Department

- Dead-end streets or cul-de-sacs must comply with RTC Drawing 212.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that there are 2 active septic systems located on the property; these septic systems are to be abandoned per Section 17 of the SNHD ISDS Regulations, if encountered during construction; and that if you have questions, please call the SNHD Septic System Program at 759-0660.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that sewer point of connection is not shown on the tentative map; point of connection determination will require submittal of civil improvement plans for full engineering review and evaluation including submittal of estimated wastewater flow rates from all phases of the proposed project at build-out; the tentative map does show existing public sanitary sewers with their associated easements, however, some of those shown are not in the correct location; the tentative map as submitted is acceptable only after correction of existing sanitary sewer locations; the tentative map shows proposed areas to be vacated; CCWRD has existing 8 inch public sanitary sewer lines in the
proposed vacation area; applicant cannot abandon indicated portions of Aldebaran Avenue unless applicant relocates public sewer lines to acceptable locations that can be accessed and maintained by CCWRD; and that the applicant is invited to meet with CCWRD at their earliest convenience to concur on a viable solution.

TAB/CAC: N/A
APPROVALS: N/A
PROTESTS: N/A

PLANNING COMMISSION ACTION: May 7, 2013 – HELD – To 06/04/13 – per the applicant.

APPLICANT: Tharaldson Ethanol Plant I, LLC
CONTACT: Samantha Johnston, Spectrum Surveying & Engineering, 8905 W. Post Road, Suite 100, Las Vegas, NV 89148