



Planning Commission Agenda Item

Date: May 14, 2025

Item No: 13

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development
Prepared By: Bryan Saylor, Planner

SUBJECT: T-MAP-03-2025 APEX CORNERS. Applicant: MMB Apex Corners LLC. Request: A Tentative Map in an M-2, General Industrial District, to Allow a One-Lot Commercial Subdivision. Location: Approximately 300 Feet From the Southeast Corner of Interstate 15 and Las Vegas Boulevard North. (A Portion of APN 122-09-401-001). Ward 1. (For Possible Action) **(Continued from April 9, 2025)**

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: The applicant is requesting consideration of a tentative map on a 16.51-acre site in an M-2, General Industrial District to allow a one-lot commercial subdivision. The site is located at the southwest corner of Interstate 15 and Las Vegas Boulevard North, and the Comprehensive Master Plan Land Use is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
On May 19 2010, The City Council approved the adoption of the Comprehensive Master Plan (AMP-01-10). The designated land use was changed to Heavy Industrial

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial	Undeveloped

North	Heavy Industrial	M-2 General Industrial District	Public Right-Of-Way (Interstate 15)
South	Heavy Industrial	O-L Open Land	Undeveloped Land
East	Open Land	OS Open Space	APEX OHV Recreational Area
West	Industrial Employment	IH Industrial Heavy	Undeveloped Land

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is proposing a one-lot commercial subdivision tentative map at the intersection of Interstate 15 and Las Vegas Boulevard North. The site is located on a 16.51-acre parcel on the west side of Las Vegas Boulevard and the south side of Interstate 15. This site is situated at the southern tip of the APEX Overlay District, and would be subject to those development standards. According to the applicant's letter of intent the subject property is proposed for a truck stop / convenience food store and additional retail development. The proposed future uses are consistent with the existing zoning and land use, and would serve as a valuable asset to the surrounding area.



The site is currently undeveloped, as is the entire western side of Las Vegas Boulevard. The nearest development in the area is the Las Vegas Motor Speedway, over 3 miles to the southwest of the subject parcel. In this area Las Vegas Boulevard is a 200-foot right-

of-way However the existing roadway is paved to sixty (60) feet wide. The applicant will be required to provide their portion of the 200 foot right-of-way for the future expansion of Las Vegas Boulevard. This area will need to be landscaped once development begins until Las Vegas Boulevard is constructed to its limits. Access to the site will need to align with Clark Peterson Boulevard that currently exists on the east side of Las Vegas Boulevard. Commercial driveways will also need to be provided for any access to the site.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed one-lot tentative map is consistent with the land use and zoning for the subject site, and is compatible with the surrounding area. Staff has no objections to the proposed tentative map for a one-lot commercial subdivision, and recommends to approve subject to the conditions listed.

CONDITIONS:

Planning & Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. The offsite improvements, for the full parcel frontage, shall be constructed with the first phase of development.
3. All known geologic hazards shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope
6. NDOT concurrence with the results of the traffic study is required prior to approval of the civil improvement plans.
7. An NDOT Encroachment Permit is required for any work within NDOT right-of-way.
8. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number 222.1, including throat depths. Conformance may require modifications to the site plan.

9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. North Las Vegas Blvd.
11. When submitting the final map and associated civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded upon approval of the final map.
12. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
13. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
14. The property owner is required to grant a roadway easement for commercial driveways.
15. The property owner is required to sign a restrictive covenant for utilities (commercial subdivision final maps).
16. A 5' Public Utility Easement (PUE) is required adjacent to the public right-of-way.
17. Label and depict all existing easements and reservations per PM 97-20.
18. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

Planning Memorandum

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County Assessor's Map

Location and Zoning Map