



Planning Commission Agenda Item

Date: February 12,
2025

Item No: 6

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP
Director of Land Development & Community Services
Prepared By: Miranda Cain, Planner

SUBJECT: T-MAP-22-2024 SLOAN & FISHER. Applicant: MIP Sloan, LLC. Request: A Tentative Map in an M-2, General Industrial District, to Allow a Single-Lot Commercial Subdivision. Location: Southeast Corner of Sloan Lane and Fisher Avenue. (APN's 123-34-201-007 through 123-34-201-009). Ward 1 (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a tentative map in an M-2, General Industrial District for a single-lot commercial subdivision on approximately 14.5 acres. The subject site is located at the southeast corner of Sloan Lane and Fisher Avenue. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
On November 06, 2024 City Council approved Annexation #176 to Annex APN's 123-34-201-007, 123-34-201-008, and 123-34-201-009 into the City of North Las Vegas with a zoning of M-2 and a Land Use of Heavy Industrial.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Undeveloped Land
North	Heavy Industrial and Business Employment (Clark County)	M-2, General Industrial District and IH, Industrial Heavy (Clark County)	Existing Waste Management Service and Outdoor truck Storage
South	Business Employment (Clark County)	IP, Industrial Park (Clark County)	Existing Industrial Building
East	Business Employment (Clark County)	IL, Industrial Light (Clark County)	Existing Concrete Batch Plant
West	Heavy Industrial	M-2, General Industrial District	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 requesting consideration of a single-lot commercial subdivision tentative map. The applicant is proposing to combine three (3) undeveloped parcels totaling 14.5 acres located at the southeast corner of Sloan Lane and Fisher Avenue. Per Annexation number 176 the parcels are zoned M-2, General Industrial District and have a land use designation of Heavy industrial. According to the letter of intent, the proposed single-lot commercial tentative map will be for a future industrial development.

The M-2, General Industrial District is appropriate and compatible with the surrounding area. The future development of the site should meet all Industrial Design Standards including but not limited to landscaping, parking and building design, which will be addressed during the building permit review process.

Public Works has reviewed the submitted tentative map and is recommending approval subject to conditions. The proposed tentative map is consistent with the land use and zoning for the subject site. The proposed single-lot tentative map is compatible with the planned industrial development within this portion of the City.

Staff has no objections to the proposed tentative map and recommends approval subject to conditions.

CONDITIONS:

Planning and 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:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. The preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
4. Fisher Ave shall not be designed to the existing temporary asphalt. The temp AC shall be removed, and Fisher Ave shall be designed and constructed as a 30' ½ street with a 9' overpave.
5. 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.
6. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222.1, including throat depths, and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
7. 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.
8. 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. Sloan Lane (50' ½ street)
 - b. Fisher Ave (30' ½ street w/ 9' overpave)
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. The Applicant is responsible for acquiring any easements needed to construct the project.
11. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
12. The property owner is required to grant a sidewalk easement for sidewalk located on private property when that sidewalk is providing public access adjacent to the right-of-way, if applicable.
13. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
14. 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.
15. 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.
16. All off-site improvements must be completed prior to final inspection of the first building.
17. 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.

ATTACHMENTS:

Public Works Memorandum

Annexation Memorandum

Letter of Intent

Tentative Map

Clark County Assessor's Map

Location and Zoning Map