



Planning Commission Agenda Item

Date:
<MEETING_DATE>

Item No: <#>

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: T-MAP-25-2021 TROPICAL ASSEMBLAGE 2.0 (Public Hearing).
Applicant: Wood Rodgers. Request: A tentative map in an M-2 (General Industrial District), to allow a one-lot commercial subdivision. Location: Southwest corner of Centennial Parkway and Beesley Drive. Ward 1

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN's 123-27-101-003, 123-27-101-012, 123-27-101-013, 123-27-101-016, 123-27-101-017, 123-27-101-026, 123-27-201-003, 123-27-201-004 and 123-27-2001-005)

The applicant is requesting a tentative map in an M-2, General Industrial District for a one-lot commercial subdivision on approximately 21.88 acres. The subject site consists of nine (9) parcels generally located at the southwest corner of Centennial Parkway and Beesley Drive. The Comprehensive Master Plan Land Use designation for the subject site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
Amendment to the Master Plan of Streets and Highways (AMP-05-2021) was approved by the City Council on June 16, 2021 to amend the Master Plan of Streets and Highways by removing Azure Avenue between Madge Lane and Beesley Drive.
Ordinance 3080 (ZN-09-2021) was approved by the City Council on June 16, 2021 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-201-003, 123-27-201-004 and 123-27-201-005)
Ordinance 3059 (ZN-26-2020) was approved by the City Council on February 17, 2021 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-026)

Ordinance 3057 (ZN-24-2020) was approved by the City Council on February 17, 2021 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-003)

Ordinance 2691 (ZN-10-14) was approved by the City Council on October 15, 2014 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-017)

Ordinance 2373 (ZN-100-07) was approved by the City Council on June 6, 2007 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-016)

Ordinance 2233 (ZN-01-06) was approved by the City Council on February 15, 2006 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-012)

In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Heavy Industrial.

Ordinance 1924 (ZN-98-03) was approved by the City Council on January 21, 2004 reclassifying the site from the O-L, Open Land District to M-2, General Industrial District. (APN 123-27-101-013)

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2, General Industrial District	Undeveloped
North	Right of Way	Clark County	Interstate 15

South	Heavy Industrial	M-2, General Industrial District	Undeveloped
East	Heavy Industrial	M-2, General Industrial District	Marijuana Production
West	Heavy Industrial	M-2, General Industrial District	Undeveloped

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 one-lot commercial tentative map. The applicant is proposing to combine nine (9) undeveloped parcels totaling 21.88 acres located at the southwest corner of Centennial Parkway and Beesley Drive. The subject site is zoned M-2, General Industrial District and has a land use designation of Heavy Industrial. According to the letter of intent, the proposed one-lot commercial tentative map would create an industrial subdivision with multiple tenants and will have vehicle and trailer parking. The project is estimated to take 18 months with a projected completion in November of 2022.

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 proposed land use and zoning for the subject site. The proposed tentative map is compatible with the planned industrial development within this portion of the City. The applicant will need to vacate Azure Avenue between Madge Lane and Beesley Drive. Staff has no objections to the proposed tentative map.

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:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. The applicant is proposing multiple vacations on the Tentative Map.
 - a. Vacation Pre-application documents must be submitted to the CNLV Real Property Services division of Public Works for review.
 - b. Separate vacation applications must be filed for easements and fee simple public rights-of-way.
 - c. The Vacation Pre-Application document review must be completed prior to the City's acceptance of any vacation for final review and setting the public hearing date for the City Council meeting.
 - d. The engineer shall coordinate with the Utilities Department regarding the public utility easement and existing 12" water line prior to or during the Pre-Application process.
 - e. Approval of this application shall not be construed to be approval of any proposed vacations shown on this Tentative Map.

To acquire the Vacation Pre-Application Form and Vacation Policy and Procedures, please visit:

www.cityofnorthlasvegas.com/departments/public_works/survey_and_real_proeprty_service.php

5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement), if applicable.

6. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner shall grant a 5' PUE along property boundary adjacent to public right of way.
9. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
10. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 222.1 and 225.
11. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - a. Beesley Drive
 - b. Madge Lane
12. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
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. 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. A queuing analysis may be required.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Tentative Map
Clark County Assessor's Map
Location and Zoning Map

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: T-MAP-25-2021 **Tropical Assemblage 2.0**
Date: August 14, 2021

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

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 applicant is proposing multiple vacations on the Tentative Map.
 - a. Vacation Pre-application documents must be submitted to the CNLV Real Property Services division of Public Works for review.
 - b. Separate vacation applications must be filed for easements and fee simple public rights-of-way.
 - c. The Vacation Pre-Application document review must be completed prior to the City's acceptance of any vacation for final review and setting the public hearing date for the City Council meeting.
 - d. The engineer shall coordinate with the Utilities Department regarding the public utility easement and existing 12" water line prior to or during the Pre-Application process.
 - e. Approval of this application shall not be construed to be approval of any proposed vacations shown on this Tentative Map.

To acquire the Vacation Pre-Application Form and Vacation Policy and Procedures, please visit:

www.cityofnorthlasvegas.com/departments/public_works/survey_and_real_property_service.php

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5. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
6. The property owner is required to grant a roadway easement for commercial driveway(s).
7. The property owner shall grant a 5' PUE along property boundary adjacent to public right of way.
8. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.

9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 222.1 and 225.
10. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
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11. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
12. 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.
13. 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. A queuing analysis may be required.

For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.
- This area is located within the SID No. 65 northern commercial area boundary. Associated vacations of right-of-way and completing the required mapping may cause the reapportionment of the SID.



Duane McNelly, Land Development Coordinator
Department of Public Works

July 23, 2021

Marc Jordan
Director of Land Development and Community Services
City of North Las Vegas
2250 Las Vegas Blvd., North
North Las Vegas, NV 89030

Subject: Tropical Assemblage 2.0 Tentative Map - Letter of Intent for a Proposed Tentative Map on APN: 123-27-101-003, 012, 013, 016, 017 & 026; 123-27-201-003, 004 & 005; 123-27-199-003

Dear Mr. Jordan,

On behalf of the property owner, Tropical 2.0 Industrial Owner, LLC, Wood Rodgers respectfully submits this justification letter with an application for a Tentative Map for the above-referenced properties.

The land owner proposes to develop industrial warehouses on an approximate 21.88 gross acre site. The proposed development would conform to the proposed and existing M-2 zoning of the subject parcels and will consist of three industrial buildings with shared access drives, vehicular and trailer parking, with shared utilities and drainage.

This project will provide new employment opportunities and economic growth in the area. The duration of the design and construction phase for the project facility is estimated at 18 months, with an anticipated completion date of November of 2022.

In addition to this Tentative Map application, the land owner has completed the necessary zone change ZN-09-2021 and Masterplan amendment AMP-05-2021.

Respectfully,



Jesse J. Patchett, P.E.,CFM

DEVELOPER
TROPICAL 2-D INDUSTRIAL GROWER LLC
1300 OONE STREET, SUITE 200
NEWPORT BLANCH, CA 92880
(949) 342-8000

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DESIGNATION

COMMERCIAL SUBDIVISION TENTATIVE MAP

APN: 123-27-199-003, 101-003, 012, 013, 016, 017 & 123-27-201-003, 004 & 005

LEGAL DESCRIPTION

[illegible]

SECTION 10(1) AND SECTION 10(2) OF THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996, AS AMENDED BY ACT NO. 108 OF 1997, ARE APPLICABLE TO THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996, AS AMENDED BY ACT NO. 108 OF 1997, IN THE PROVINCE OF KAPPA.

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47. RECORDING: SHERRILLIAN TRAIL EDITION OF SAND LINDS IS CONVERTED TO THE CITY OF MOBILE, LAB. YEARS IN GRANT EDITION - SERIES OF DISCREPANCY RECOMMENDATION
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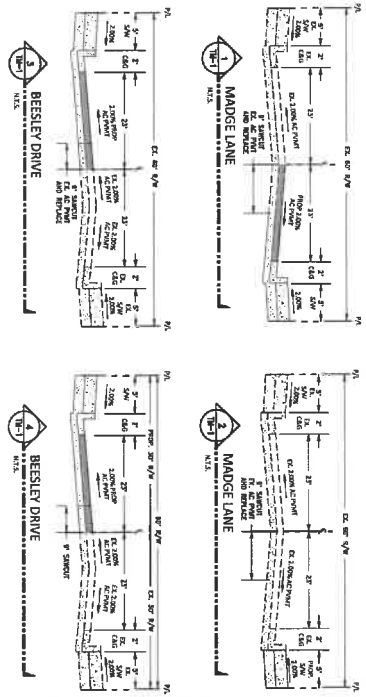
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UTILITY SERVICES BY:

WASTE:	CITY OF NORTH LAS VEGAS
SEWER:	CITY OF NORTH LAS VEGAS
SOLID WASTE:	REPUBLIC SERVICES OF NEVADA
POWER:	NEVADA POWER COMPANY
TELEPHONE:	SPRINT TELEPHONE
NATURAL GAS:	SOUTHWEST GAS CORPORATION
CABLE:	COR CABLE

GENERAL NOTES:

1. TOWER WILL BE C.C. & T.Y. STABILIZED FOR THE CONSTRUCTION OF THE OVERHEAD STRUCTURE.
2. ALL EXCAVATIONS AND GROUND SURF WILL BE STABILIZED BY THE TAIL.
3. EXCAVATIONS REQUIRED FOR STEEL DRAIN, DRY UTILITY, SAMPLING POINT, AND PROTECT. MATERIALS SHALL BE GRATED.
4. THERE ARE NO STEEL CABLES/STRUCTURES ON THE SITE. THIS PROJECT IS NOT PART OF A MASTER PLAN.
5. UTILITIES AND UTILITY RECONSTRUCTION SHOWN (P.U.I., ETC.) WILL BE REMOVED AND/OR ABANDONED. CONTRACTOR TO CHARGE.
6. TAIL AND PROPOSED ROWLINE/ABANDONED EXISTING AS PRESENTATION IN MATTER AND ARE SUBJECT TO CHANGE.
7. THERE ARE NO PROPOSED RECONSTRUCTIONS OR DEMOLITIONS FOR TANKS, STORAGE, OR WASTE DRAINAGE/SEWER SYSTEMS. GROUND WATER IS DEEPER THAN 20 FEET BELOW THE GROUND SURFACE.



TROPICAL ASSEMBLAGE 2.0
CITY OF NORTH LAS VEGAS, NV
TENTATIVE



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
2100 East Pebble Road Ste. 200 Tel 702.220.9880
Las Vegas, NV 89123



DATE: JULY 2011				
SCALE: H: N/A V: N/A				
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DESIGNED / CHECKED:				
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**VICINITY MAP**

LEGEND:

1. **PROPOSED**
 2. **REVIEWED**
 3. **APPROVED**
 4. **REJECTED**
 5. **REVISIONS**
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 194. **REWORK**
 195. **REVISIONS**
 196. **REWORK**
 197. **REVISIONS**
 198. **REWORK**
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 235. **REVISIONS**
 236. **REWORK**
 237. **REVISIONS**
 238. **REWORK**
 239. **REVISIONS**
 240. **REWORK**

TROPICAL ASSEMBLAGE 2.0
CITY OF NORTH LAS VEGAS, NV
TENTATIVE ()



DATE: JULY 2021
SCALE: H: 1"=80' V: N/A
DRAWN BY: GHI
DESIGNED: _____
CHECKED: _____

DESIGNED	NO.	DESCRIPTION	ENGR	DATE
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USE THIS SCALE BAR WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 100 200 400 600 800

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114

114

100



No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE (FED) WHEN MAP REDUCED FROM 11X17 ORIGINAL



Briana Johnson - Assessor

SECTION LINE

T19S R&Z	
101	102 103
124	123 122
139	140 141

MAP	S 2 NW 4			
8	4	8	4	
5	1	5	1	
6	2	6	2	
7	3	7	3	
8	4	8	4	
5	1	5	1	

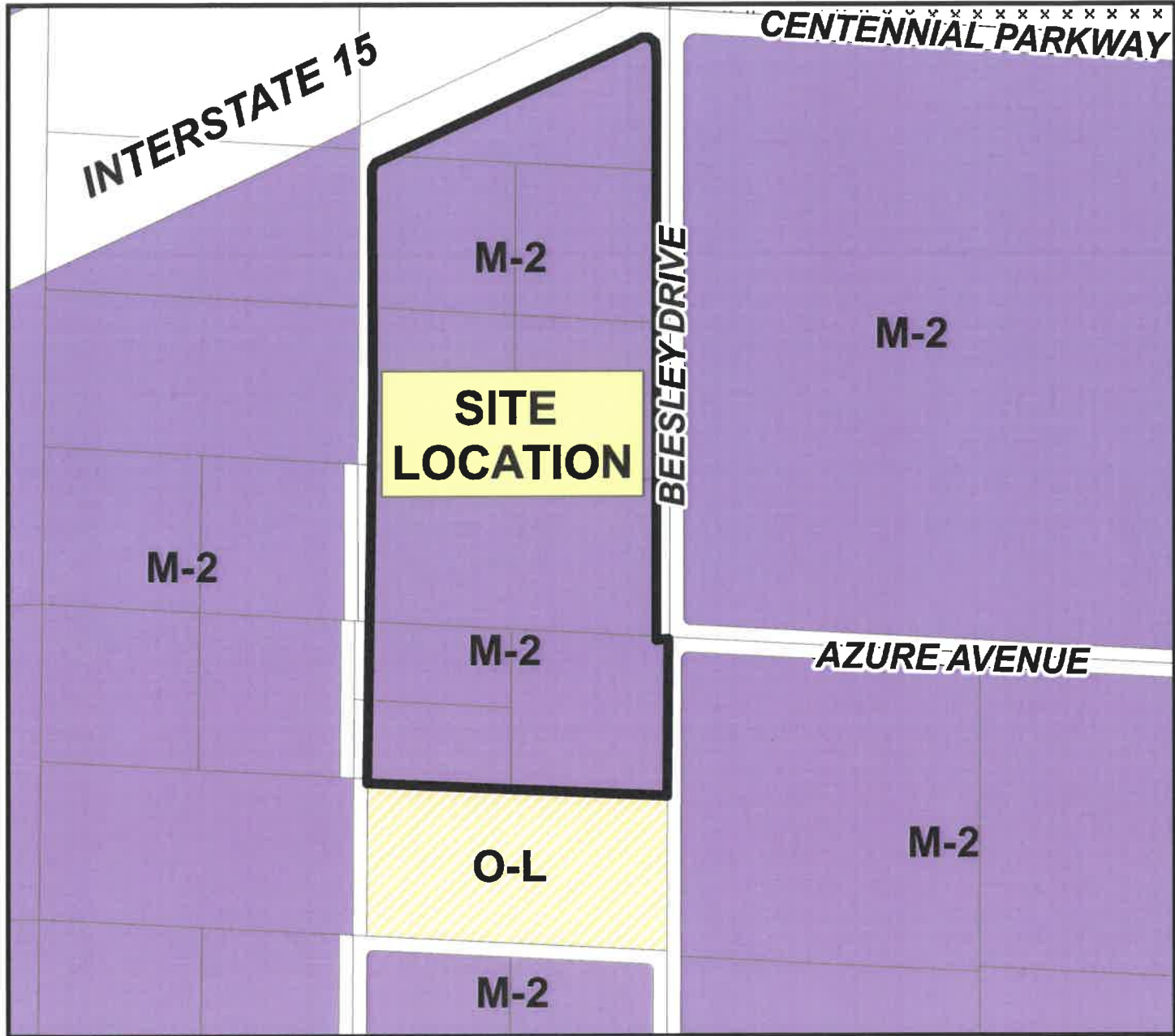


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Wood Rodgers
Application: Tentative Map
Request: To Allow a One-Lot Commercial Subdivision
Project Info: Southwest corner of Centennial Parkway and Beesley Drive
Case Number: T-MAP-25-2021

8/25/2021

