

05/19/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500019-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHP ETAL & HANCOCK RANDALL:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.06 acres within a CG (Commercial General) Zone.

Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

163-15-610-017

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.06
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision. Access to the site will be provided through a commercial driveway along Twain Avenue. The applicant indicates this tentative map is needed to update the boundary line of the proposed commercial lot, due to a record of survey that was recorded since the approval of the previous tentative map, TM-24-500024.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-24-500024	Tentative map for a 1 lot commercial subdivision tentative map	Approved by PC	May 2024
UC-24-0093	Use permit and design review with waivers for a mini-warehouse facility	Approved by PC	May 2024
ZC-1078-00	Zone change from C-C to C-2 to accommodate the adoption of Title 30	Approved by BCC	September 2000
ZC-166-91	Zone change from R-E to C-C for a shopping center	Approved by BCC	October 1991

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

### Related Applications

Application Number	Request
WS-26-0074	A waiver of development standards with a design review to modify a previously approved mini-warehouse facility is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and matches the accompanying design review and previous approvals on the site.

#### 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Expunge TM-24-500024.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Drainage study and compliance;

- Full off-site improvements.

**Building Department - Addressing**

- The street shown as Montocloff Avenue on the Key Map shall be spelt Montcliff Avenue.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0179-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KYLE HANCOCK

**CONTACT:** TANEY ENGINEERING, 5670 WYNN ROAD, LAS VEGAS, NV 89118