

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

**TENTATIVE MAP** consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-701-025

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 21.38
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot commercial subdivision located at the southwest corner of Badura Avenue and Tenaya Way. Per the plans, access to the site is from Arby Avenue, Tenaya Way, and Badura Avenue.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| VS-1063-06                | Vacated and abandoned portions of right-of-way being Badura Avenue - recorded               | Approved by PC  | September 2006 |
| VS-2005-05                | Vacated and abandoned portion of right-of-way being Tenaya Way and Badura Avenue - recorded | Approved by PC  | March 2006     |
| ZC-1852-04                | Reclassified 210 acres from an R-E and an M-D zone to a C-2 zone                            | Approved by BCC | November 2004  |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                               |
|-------|----------------------------------|----------------------------------|--|
| North | Business Employment              | CG                               | Retail   |
| South | Business Employment & Public Use | PF, CG/IP                        | Offices & retail/warehouse/County maintenance facility |
| East  | Business Employment              | CG/IP                            | Retail center/warehouse                                |
| West  | Business Employment              | IP                               | Warehouse  |

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-24-0369                | A request to vacate and abandon easements and right-of-way is a companion item on this agenda.                                    |
| WS-24-0370                | A waiver of development standards and design review for a new warehouse/distribution facility is a companion item on this agenda. |
| ZC-24-0368                | A zone change to reclassify the site from a CG to an IP zone 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.

#### **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**

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**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 #0324-2024 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:** MAJESTIC EJM ARROYO III, LLC

**CONTACT:** JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074