

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500010-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** for a 1 lot commercial subdivision on a portion of 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay.

Generally located on the south side of Reno Avenue, 280 feet east of Haven Street within Paradise. JG/dd/ng (For possible action)

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RELATED INFORMATION:

**APN:**

162-28-297-001; 162-28-202-031; 162-28-211-024; 162-28-211-025; 162-28-211-026

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 135 E. Reno Avenue
- Site Acreage: 12.7
- Project Type: Commercial Subdivision
- Number of Lots: 1

The plan depicts a 1 lot commercial subdivision on a portion of a 12.7 acre site in conjunction with the existing Quail Air Center. There are 2 existing aircraft hangars associated with the parcels listed above, both of which are to be removed to make space for future development. The site is accessed from Reno Avenue via interior drive aisles throughout the Quail Air Center business center. No changes to the existing landscaping or sidewalks are proposed or required with this application.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900605	Expansion of an existing aircraft hangar	Approved by ZA	September 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG & CR (AE-60 & AE-65)	Hotels & multiple family residential
East	Public Use	PF (AE-70)	Quail Air Center/airport uses

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Public Use	PF (AE-60, AE-65, & AE-70)	Quail Air Center/airport uses
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Office/warehouse development

**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**

- No comment.

**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 #0137-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (AVIATION)

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