



# Spring Valley Town Advisory Board

Desert Breeze Community Center  
 8275 W. Spring Mountain Rd  
 Las Vegas, NV 89117

August 13, 2024  
 6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or [chayes70@yahoo.com](mailto:chayes70@yahoo.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

|                        |  |  |
|------------------------|--|--|
| Board/Council Members: | John Getter, Chair<br>Dale Devitt<br>Randal Okamura  | Brian A. Morris, Vice Chair<br>Dr. Juana Leia Jordan |
| Secretary:             | Carmen Hayes (702) 371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a><br>Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155       |  |
| County Liaison(s):     | Mike Shannon (702)-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a><br>Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 |  |

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 30, 2024. (For possible action)
- IV. Approval of the Agenda for August 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **VS-24-0339-ZOO LANDERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action) **08/20/24 PC**
- 2. **ET-24-400077 (UC-22-0319)-MAVERIK INC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce separations to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) allow modified driveways.  
**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action) **08/21/24 BCC**
- 3. **ZC-24-0368-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC**  
**(LEASE):**  
**ZONE CHANGE** to reclassify 21.38 from a CG (Commercial General) Zone to 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 (For possible action) **09/04/24 BCC**
- 4. **VS-24-0369-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC**  
**(LEASE):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Montessori Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of a right-of-way being Montessori Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessori Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action) **09/04/24 BCC**
- 5. **WS-24-0370-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC**  
**(LEASE):**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.  
**DESIGN REVIEW** for a distribution center 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) **09/04/24 BCC**

6. **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) (AE-60) Zone. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action) **09/04/24 BCC**

VII. General Business

1. None.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: August 27, 2024.

- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>



08/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0339-ZOO LANDERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-602-005; 163-35-602-006

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of 5 feet of right-of-way, on the east sides of the parcels, along Jones Boulevard. The applicant indicates that these rights-of-way are needed to dedicate the portion of the parcels where the required detached sidewalks will be.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date        |
|--------------------|---|-----------------|-------------|
| ZC-22-0375         | Zone change, waivers of development standards, and design reviews for an office complex | Approved by BCC | August 2022 |

**Surrounding Land Use**

|                      | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use  |
|----------------------|---------------------------|---------------------------|--------------------|
| North, South, & West | Public Use                | RS20 (AE-60)              | Undeveloped        |
| East                 | Neighborhood Commercial   | CP (AE-60)                | Commercial complex |

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that a fire hydrant will be required on Jones Boulevard when improvements are made.

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

- No objection.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT: NATHAN JONES**

**CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103**



April 29, 2024

Clark County - Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: Application for Vacation of Right-of-Way**  
**Project Name: Jones & Ponderosa – Commercial Development**  
**Project Address: NWC Jones Boulevard and Ponderosa Way**  
**Assessor's Parcel #: 163-35-602-005 & 163-35-602-006**

To Whom It May Concern:

Please find attached our application for the Vacation of Right-of-Way along Jones Boulevard. We have received comment from Public Works that no dedications for the required detached sidewalk are able to move forward without a vacation being completed. This application is for the 5' of land to be vacated along the East property line abutting Jones.

All required dedications will be completed after the vacation has been approved through Clark County Comprehensive Planning.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157





2

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400077 (UC-22-0319)-MAVERIK INC:

**USE PERMIT FIRST EXTENSION OF TIME** to reduce separations to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) allow modified driveways.

**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a CG (Commercial General) Zone.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-29-813-003

**USE PERMIT:**

- 1. a. Reduce the separation for a convenience store from a residential use to 77 feet where 200 feet is required per Table 30.44-1 (a 61% reduction).
- b. Reduce the separation for a gasoline station from a residential use to 109 feet where 200 feet is required per Table 30.44-1 (a 45.5% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

- 1. a. Allow alternative landscaping (attached sidewalk) along an arterial street (Russell Road) where Figure 30.64-17 is required.
- b. Allow alternative landscaping adjacent to a less intensive use where Figure 30.64-11 is required.
- 2. a. Reduce driveway approach distances from the intersection to 39.5 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 73.6% reduction).
- b. Reduce driveway departure distance from the intersection to 178.2 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 6.2% reduction).
- c. Reduce throat depth to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

**DESIGN REVIEWS:**

- 1. Proposed convenience store with gasoline station.
- 2. Increase finished grade to 9.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 216% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 5655 S. Durango Drive
- Site Acreage: 1.7
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 30 (convenience store)/20 (fuel canopy)
- Square Feet: 4,425 (convenience store)/2,756 (fuel canopy)
- Signage Height (feet): 20 (freestanding signs)
- Parking Required/Provided: 18/33

#### Site Plans

The approved plans depict a proposed convenience store, gasoline station, and fuel canopy with access from existing driveways along Durango Drive and Russell Road. The convenience store is located 77 feet from the west property line, 112 feet from the east property line, and 170 feet from the south property line. The fuel canopy is set back 78.4 feet from the east property line, 79.1 feet from the south property line, and 99.7 feet from the west property line. Parking is provided to the south and east of the convenience store building and along the east property line between the existing 2 driveways along Durango Drive. Pedestrian access is provided from Russell Road to the convenience store. The loading space with trash enclosure and housekeeping area is located at the northeast corner of the building. The fuel canopy includes 4 fuel dispensers serving a total of 8 bays.

#### Landscaping

The approved plans depict a 25 foot wide landscape area including a 5 foot wide detached sidewalk along Durango Drive and a 20 foot wide landscape area (small trees) located behind an attached sidewalk along Russell Road (under existing NV Energy power transmission lines). A 15 foot wide intense landscape area is located along the west property line with a 6 foot high block wall with 3 small trees located within the NV Energy power transmission line area and the remainder of the area has a mix of large and medium trees. As designed, the landscaping necessitates the waiver; however, if large trees were placed within the intense landscape buffer, the waiver would not have been needed. The landscape island fingers are located along the southern (front) entrance of the building. A variety of small to large trees are located on the west and north elevations of the building. Landscaping materials (trees) include Shoestring Acacia, Desert Museum Palo Verde and Texas Mountain Laurel, with a variety of shrubbery, and groundcover.

#### Elevations

The approved plans depict a single story, up to 30 foot high, convenience store building with a flat roof and parapet walls at varying heights. The elevations consist of cultured stone base, steel frame, aluminum composite metal and vertical fiber cement siding panels and trim, and an aluminum storefront window and door system. A canopy with a standing seam metal roof is flanked on both sides with entrance canopies also consisting of a standing seam metal roof. The fuel canopy is up to 20 feet tall with decorative steel columns and cultured stone attached to the

base of all columns of the fuel canopy to match the storefront. Color elevation plans submitted with the application depict neutral, earth tone colors with red accents on both structures.

#### Floor Plans

The approved plans depict a proposed 4,425 square foot convenience store building consisting of a retail area, beverage and beer coolers, deli and coffee areas with kitchen, coolers, freezers, restrooms, and an office. There is a housekeeping area screened by an 8 foot tall block wall with a gate at the northeast corner of the building.

#### Signage

The approved plans depict a 20 foot high freestanding sign located adjacent to the northern driveway entrance along Russell Road and another at the intersection of Durango Drive and Russell Road. The signs include 104.9 square feet of sign area which includes the company branding, fuel price areas, and static changeable copy area. The other signs are illuminated wall signs on the south and east sides of the building. Canopy signage is located on the south, west, and east elevations and will include the company name and logo. Both signs include colors and materials (decorative stonework at the base of the sign) to match the convenience store and fuel island canopy.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0319:

##### Current Planning

- Per revised plans;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Comply with previous approved drainage study PW18-16942;
- Full off-site improvements.

**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 #0085-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they need more time due to a change in engineering firms.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| UC-22-0319         | Reduced residential separation, alternative landscaping and driveways, and design review for gas station and restaurant | Approved by BCC | August 2022   |
| DR-18-0376         | Signage and lighting for a convenience store - expired  | Approved by BCC | July 2018     |
| VS-18-0150         | Vacated and abandoned a drainage easement and flood control right-of-way  | Approved by PC  | April 2018    |
| WS-0983-17         | Convenience store and gasoline station - expired  | Approved by BCC | December 2017 |
| VS-0585-15         | Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive   | Approved by PC  | October 2015  |
| TM-0012-15         | Commercial subdivision  | Approved by PC  | March 2015    |
| DR-1091-06         | Convenience store with gasoline pumps and car wash - expired  | Approved by BCC | November 2006 |
| ZC-0784-05         | Reclassified the project site to C-2 zoning   | Approved by BCC | June 2005     |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use        |
|-------|---------------------------|---------------------------|--------------------------|
| North | Corridor Mixed-use        | CG                        | Undeveloped              |
| South | Corridor Mixed-use        | CG                        | Convenience store        |
| East  | Public Use                | PF                        | Drainage detention basin |
| West  | Corridor Mixed-use        | RM18                      | Multi-family residential |

**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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant submitted plans to Public Works and the Building Department, but those plans were drawn by the previous engineering company that represented the applicant. Since the applicant changed engineers, these permits were not completed. Since the applicant made some progress previously and this is the first extension of time request, staff can support this application.

### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

### **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**

- Until August 17, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Compliance with previous conditions.

#### **Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT: MAVERICK, INC.**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE  
100, LAS VEGAS, NV 89118**

**DRAFT**

ET-24-40007



# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-29-813-003

PROPERTY ADDRESS/ CROSS STREETS: Durango / Russell

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time request for UC-22-0319

### PROPERTY OWNER INFORMATION

NAME: Maverik, Inc.  
ADDRESS: 185 South State Street, St. 800  
CITY: Salt Lake City STATE: UT ZIP CODE: 84111  
TELEPHONE: 801-865-4212 CELL \_\_\_\_\_ EMAIL: rich.piggott@maverik.com

### APPLICANT INFORMATION (must match online record)

NAME: Maverik, Inc.  
ADDRESS: 185 South State Street, St. 800  
CITY: Salt Lake City STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 801-865-4212 CELL \_\_\_\_\_ EMAIL: rich.piggott@maverik.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services  
ADDRESS: 5725 Badura Ave, Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # lvproc@westwoodps.com  
TELEPHONE: 702-284-5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

*Crystal Macgillst*  
Property Owner (Signature)

CRYSTAL MACGILLST  
Property Owner (Print)

06/13/24  
Date

### DEPARTMENT USE ONLY

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA            | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD           | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) ET-24-40007  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 8-21-24  
TAB/CAC LOCATION Spring Valley

ACCEPTED BY MH  
DATE 6-17-24  
FEES \$11,400  
DATE 7-30-24

ET-24-4000m

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

main (702) 284-5300

**Westwood**

MAV2203

July 8, 2022

Clark County Development Services  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: UC-22-0319 Extension of Time Request  
Maverik at Durango and Russell  
APN 163-29-813-003  
HTE# PW22-19033**

To Whom it May Concern:

On behalf of our client Maverik, Inc., Westwood Professional Services respectfully submits this letter as a request for an extension of time for the above referenced UC-22-0319 and the associated NOFA conditions.

Due to unforeseen circumstances, Maverik is required to transfer the project from the previous project engineer (CRS Engineering) to Westwood Professional Services. We seek for a time extension to assume the project and continue from its present state.

We appreciate your evaluation and consideration of our request. Should you have any questions or require additional information, please call me at 702-284-5300.

Sincerely,  
**Westwood Professional Services**



Thai Q. Tran, PE  
Project Manager



09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0368-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

**ZONE CHANGE** to reclassify 21.38 from a CG (Commercial General) Zone to 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 (For possible action)

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
- Existing Land Use: Business Employment

Applicant's Justification

The applicant is applying for a zone change from a CG (Commercial General) zone to an IP (Industrial Park) zone. The applicant is proposing to develop a new warehouse/distribution center on the South side of Badura Avenue and the east side of Tenaya Way. The proposed zone change is conforming to the planned land use of business employment. The property is surrounded by commercial or industrial land uses.

**Prior Land Use Requests**

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

**Surrounding Land Use**

|       | Planned Land Use Category        | Zoning District (Overlay) | Existing Land Use                                      |
|-------|----------------------------------|---------------------------|--|
| 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                        | Undeveloped  |

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

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| 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 to modify driveway design standards and increased parking and design review for a new warehouse facility is a companion item on this agenda. |
| TM-24-500072       | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.   |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the area surrounding this property is planned for Business Employment. The surrounding areas have a significant mix of commercial retail, shopping center, warehouses, and large-scale industrial development due to its location along heavily traveled roads and the proximity of the site to I-215. Additionally, staff finds that this request complies with Policy 1.3 of the Master Plan, which encourages development in the transitioning areas of Spring Valley and the development of a diversifying economic base for the Las Vegas Valley, which include warehouse and manufacturing uses. For these reasons, staff finds the request for the IP (Industrial Park) Zone appropriate for this location.

**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.

### Surrounding Land Use

|       | Planned Land Use Category        | Zoning District (Overlay) | Existing Land Use                                      |
|-------|----------------------------------|---------------------------|--|
| 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                        | Undeveloped  |

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

### Related Applications

| Application Number | Request  |
|--------------------|--|
| 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 to modify driveway design standards and increased parking and design review for a new warehouse facility is a companion item on this agenda. |
| TM-24-500072       | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.   |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the area surrounding this property is planned for Business Employment. The surrounding areas have a significant mix of commercial retail, shopping center, warehouses, and large-scale industrial development due to its location along heavily traveled roads and the proximity of the site to I-215. Additionally, staff finds that this request complies with Policy 1.3 of the Master Plan, which encourages development in the transitioning areas of Spring Valley and the development of a diversifying economic base for the Las Vegas Valley, which include warehouse and manufacturing uses. For these reasons, staff finds the request for the IP (Industrial Park) Zone appropriate for this location.

### 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:**

**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](mailto: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.

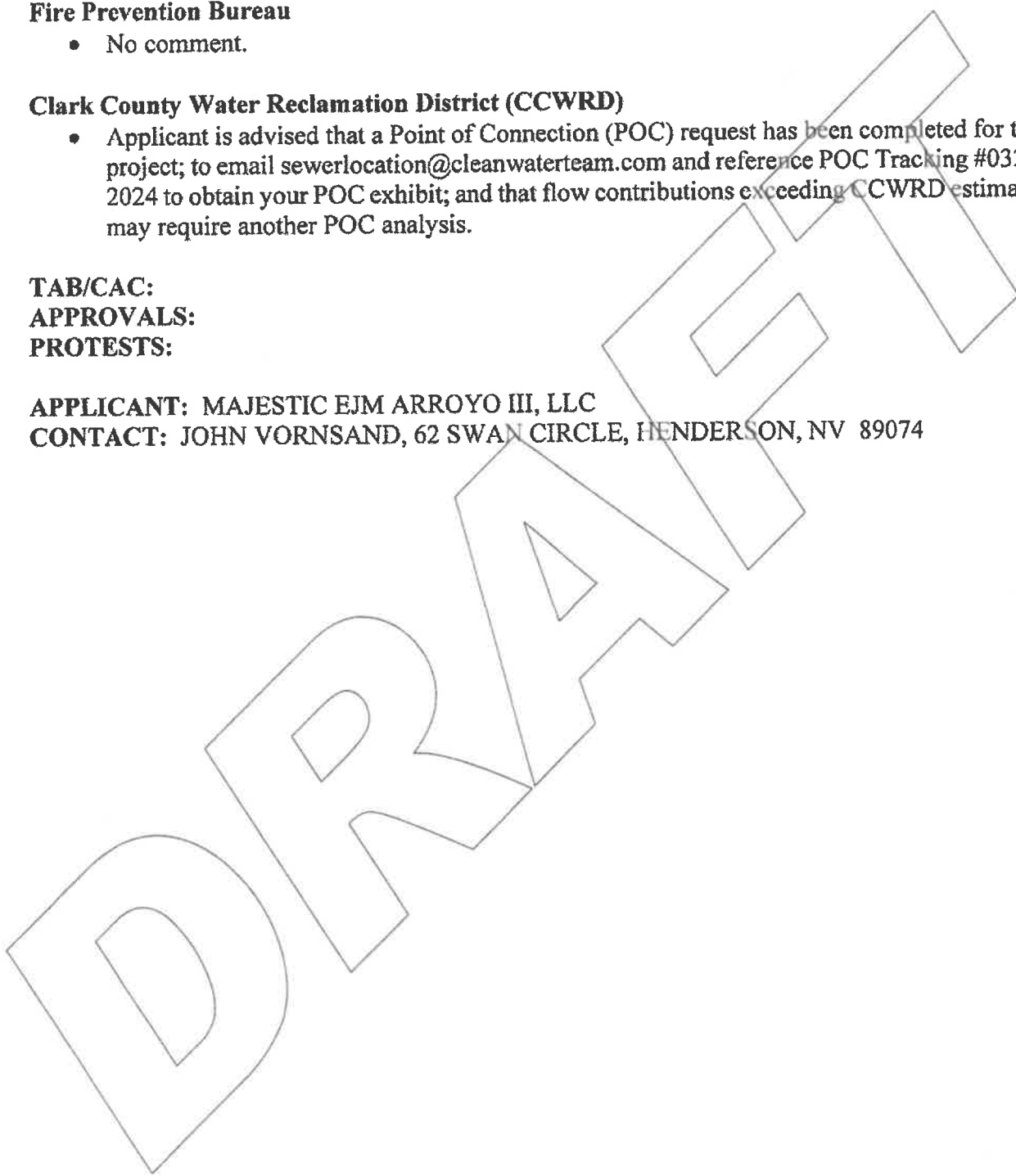
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MAJESTIC EJM ARROYO III, LLC**

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





# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 176-03-701-025

PROPERTY ADDRESS/ CROSS STREETS: SEC TENAYA/BADURA

### DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 311,440 sq ft WAREHOUSE/DISTRIBUTION CENTER (TWO BUILDINGS 156,000 sq ft & 155,440 sq ft)

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)  
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118  
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticreality.com

### APPLICANT INFORMATION

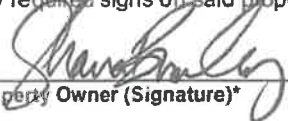
NAME: MAJESTIC EJM ARROYO III  
ADDRESS: 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # 165764 and 270352  
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticreality.com

### CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP  
ADDRESS: 62 SWAN CIRCLE  
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449  
TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

\*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

Shauna Bradley, Acting Director-RPM  
Property Owner (Print)

02/05/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS            |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) ZC-24-0368

ACCEPTED BY JUD

PC MEETING DATE —

DATE 07/10/24

BCC MEETING DATE 09/04/24

TAB/CAC LOCATION Spring Valley

DATE 08/13/24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-701-025

PROPERTY ADDRESS/ CROSS STREETS: SEC TENAYA/BADURA

### DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 311,440 sq ft WAREHOUSE/DISTRIBUTION CENTER (TWO BUILDINGS 156,000 sq ft & 155,440 sq ft)

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)  
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118  
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### APPLICANT INFORMATION

NAME: MAJESTIC EJM ARROYO III  
ADDRESS: 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

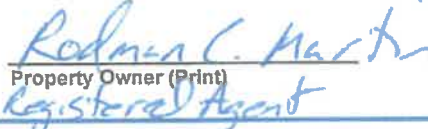
### CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP  
ADDRESS: 62 SWAN CIRCLE  
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449  
TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

\*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

  
Property Owner (Print)  
*Registered Agent*

1/12/24  
Date

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

**JOHN VORNSAND, AICP**

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

July 9, 2024

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Justification Letter for Zone Change, Design Review & Waiver of  
Development Standards APN 176-03-701-025**

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Arroyo III LLC. The Applicant is proposing to develop a warehouse/distribution center on 21.38 acres located on the South side of Badura Avenue and the East side of Tenaya Way. The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park), a Design Review, and a Waiver of Development Standards as described in the project summary/description below. Please also note, the proposed development will also include accompanying Tentative Map and Vacation Applications.

**Project Description:**

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of two (2) distribution buildings containing 156,000 square feet and 155,400 square feet respectively, a total of 311,400 square feet.

Offsite improvements consist of frontage half-street improvements along Arby Ave. and Montessouri St. including, but not limited to: Right-of-Way Vacations, dedications, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights, traffic control devices, and a series of driveway encroachments. Both Arby Ave. and Montessouri St. will consist of half street improvements with typical over-pave meeting the Clark County Area Uniform Standard Drawings (CCAUSD) and public utility main extensions along the property frontage per the local design criteria. The applicant also proposes a dedicated right turn lane off of Montessouri St. to mitigate any potential truck queuing and driveway throat depth concerns. Tenaya Way is already fully developed to the back of sidewalk. The scope of Work along Tenaya Way include typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), and one (1) driveway encroachment. Badura Ave. is fully developed to the back of curb with streetlights. A median exists in Badura Ave. The scope of Work along Badura Ave. includes sidewalk, any necessary traffic control signage, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), and a series of driveway encroachments.

Please note, there are three (3) Flood Channel parcels located adjacent to the main parcel (APN: 176-03-701-025)—two (2) at the NEC of the site along Badura Ave. and one (1) at the SWC of

the site at the intersection of Tenaya Way and Arby Ave. These three (3) parcels will be *excluded* from the Tentative Map and Vacation applications; however, the Applicant proposes to develop on said parcels for the purposes of developing the subject property (APN: 176-03-701-025) and installing/constructing the infrastructure to allow the existing drainage patterns to be maintained and conveyed across the site. The improvements on these three (3) parcels will consist of parking, drive aisles and landscaping with underground public storm drain infrastructure. The Applicant has coordinated these proposed improvements with the Public Works team and is agreeable to entering into a License and Maintenance Agreement to allow these improvements to proceed upon approval of these Land Use Applications and subsequent respective permit reviews and approval.

The site is bounded by properties with existing Zoning classifications as follows:

- South across Arby Avenue: A developed Las Vegas Valley Water District facility zoned PF (adjacent to East half). Industrial buildings zoned IP and an office complex zoned CG (adjacent to the West half).
- East across Montessouri Street: An existing commercial building zoned CG (adjacent to North half) and an existing industrial building zoned IP (adjacent to South half). Both properties are designated on the land use plan as Business Employment.
- North across Badura Avenue: An existing commercial center zoned CG and designated on the land use plan as Business Employment.
- West across Tenaya Way: A vacant property zoned CG and designated on the land use plan as Business Employment.

461 parking spaces are provided where a minimum of 224 spaces are required and a maximum of 258 parking spaces are allowed per Title 30. A Parking Demand Study stamped and signed by a licensed Traffic Engineer is included in conformance with Title 30 requirements. Bicycle parking is proposed in conformance to Title 30 requirements.

Drivable access to the development is proposed from Arby Avenue, Montessouri Street, Tenaya Way and Badura Ave. Pedestrian access to the development is proposed from Arby Ave. and Badura Ave. with direct access to the building from the frontage parking along the west side of Building 2, and along the north, south and east side of Building 3. Cross access is not required for this application as the proposed development will be part of a Industrial Subdivision and there are no adjacent properties sharing a property line to the proposed development.

The buildings are designed as potential multi-tenant buildings with entrances/office locations facing Badura Ave., Tenaya Way and Arby Ave. along the west side of building 2 and at all corners of building 3. In conformance with Title 30.04.05.G(3), the entrance area consists of the following architectural elements:

- 42' tall glazed parapets with 9' vertical glazing at the ground level entry and 6' tall glazing 17' at Finished Floor
- Glazed office entrance doors recessed approximately 4'-8" from the exterior face of the panel—forming an "L" entry glazing system at the corners. The central office features a 16' wide recessed glazing entrance that exceeds approximately 4'-8" deep.

All mechanical equipment will be screened from the public Right-of-Way in conformance with Title 30. Site Lighting will conform to the requirements of the Title 30 and will be located in intentional locations throughout the site and along the perimeter of the property to provide sufficient illumination while not impacting any of the adjoining properties. All lights along the building façade will be flush-mounted so as not to impose or "spill" onto adjoining properties. All other site lighting fixtures include illumination screening or shielding to mitigate light trespassing. A site lighting and



photometric plan will be designed and prepared for Electrical and Zoning review and approval during the Building Permit phase.

The site also includes three flood channel parcels. In accordance with the CCWRD regulations, a comprehensive license and maintenance agreement will be issued to govern the use and upkeep of these easements. Additionally, the site includes a total of eight parcels, as depicted in our tentative map.

Landscaping and building setbacks are proposed on all four abutting streets with landscaping also provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. The development will comply with sustainable design criteria outlined in the Clark County Comprehensive Planning Sustainable Provisions Checklist.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 5.25 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include daylighting strategies, low-emissivity glass installation, and electric bicycle parking areas. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing the proposed tree count beyond code minimum, increasing water-efficient plantings, increasing landscape width, increasing mature tree canopies in paved parking areas. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans and summarized below:

1. Trees: 10% more than required
  - Required Street Trees: 96
  - Provided Street Trees: 96
  - Required Parking Lot Trees: 105
  - Provided Parking Lot Trees: 115
  - Total Trees Required On-site: 201
  - Total Trees On-site: 223 (10% more) \*Includes Interior Site Trees
2. Landscape Width: Exceed required width by 10% or 20%
  - Street Landscape Width Requirements: 15' Wide
  - Street Landscape Width Provided: Varies across site, but averages more than (20%)
3. Parking Lot Trees: Mature Trees Canopies Cover at Least 50% of Paved Parking
  - Parking Spaces Provided: 351
  - Square Foot of each Space: 162
  - Parking Lot Square Footage: 56,862
  - 50% of Parking Lot Square Footage: 28,431
  - Canopies of Parking Lot Trees:
    - Palo Verde: 368 SF; Mastic Tree: 236 SF; Rosewood: 722 SF
  - Palo Verdes Provided in Parking Lot: 55 (20,240SF)
  - Mastic Trees Provided in Parking Lot: 43 (10,148 SF)
  - Total Canopy Coverage: 35,442 SF (~62% of Parking Lot)

**Land Use Application Requests:**

**Zone Change:**

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park).

**A Design Review:**

A Design Review is requested to construct two (2) distribution buildings containing 156,000 square feet and 155,400 square feet respectively, a total of 311,400 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 42 feet. The loading dock areas will be screened by a combination of intense landscape width and concrete stem walls.

The proposed development meets 5.25 Sustainability Provision points of the minimum 7 points (~75%) encouraged per Title 30. This result is influenced by the optimal building orientation intended to maximize the building footprint, accommodate grades, and ensure public access and adequate circulation. The proposed industrial use, north and south access (lowest vs. highest area elevations), and limited windows and building access points in general, additional sustainability points are difficult to achieve for this development.

**Waiver of Development Standards #1**

*Reduced throat depths.*

***Tenaya Way:***

Driveway along Tenaya Way - Reduce throat depth to 9.5 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between three (3) driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls. The total onsite throat depth provided on the north side of the driveway and onsite drive aisle before reaching the first onsite parking stalls is approximately 60' of travel length.

***Badura Avenue:***

Driveway along Badura Ave. at NWC of Building 2 - Reduce throat depth to 13 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between three (3) driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Driveway along Badura Ave. north of Building 3 - Reduce throat depth to 19 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

***Arby Avenue:***

Driveway along Arby Ave. at SEC of Building 3 - Reduce throat depth to 20 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Driveway along Arby Ave. south of Building 2 - Reduce throat depth to 18 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard

Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Truck access driveways along Arby Ave. SWC of Building 3 - Reduce throat depth to 10 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls. We also propose closing off access to the parking field south of Building #3. This driveway is also intended to serve primarily for truck access to the loading dock area SWC of Building 3 and anticipated to have minimal standard vehicle traffic volumes.

**Waiver of Development Standards #2:**

A Waiver of Development Standards is also requested for the driveway geometrics of the truck access driveways off of Badura Ave., Montessori St. and Arby Ave.—intended to serve as the primary truck access to the loading dock area on the property. The Applicant proposes a maximum 53-foot width (lip-to-lip) at the truck access driveways along Arby Ave., Badura Ave., and Montessori St., respectively, where 40' from the lip of gutter to lip of gutter is the maximum allowable width per Title 30 and the Clark County Area Uniform Design Standards (CCAUSD) 222.1.

*Justification:* The purpose for this waiver request is to better accommodate trucks for Distribution use entering and exiting the property concurrently from the nearest travel lane while mitigating potential conflicts. These widths have been established based on truck turn analyses for WB-67s which have been included as a supplemental reference for previous applications and completed developments within the Southern Beltway Business Park area.

The proposed driveway geometric design and justification outlined in this waiver request has been coordinated and reviewed by Public Works staff and Commissioner Naft as it related to a similar project application recently approved (WC-21-400122 & WS-21-0399).

To mitigate any concerns with this design as it relates to public safety and/or potential driver confusion, the Applicant proposes a 5-foot-wide concrete median island at the center of each of the truck access driveways to: 1) help delineate the driveway ingress and egress travel paths, and 2) provide an ADA compliant refuge island for pedestrians consistent with the Public Rights-of-Way Accessibility Guidelines (PROWAG). The median will reduce the open width of the driveway from 53 feet to 24 feet clear from the face of the median curb to the lip of gutter in both the ingress and egress approach. The proposed design better accommodates truck turning movements while reducing the total travel length for pedestrians crossing the driveway without a safety realm by 60% compared to the maximum 40-foot open width currently allowed per code and CCAUSD. This design also meets the minimum 24-foot clear width for single directional fire access. Additionally, a 25-foot radius will be incorporated into the Arby driveway to accommodate the increased driveway.

**Waiver of Development Standards #3:**

A Waiver of Development Standards to reduce the min. Departure length from the intersection of Badura Ave. and Tenaya Way, along Badura Ave. eastbound) from 190 feet (min. required) to 130 feet.

***Justification:*** Badura Ave. is a 4-lane roadway (2 lanes in each direction) to accommodate continued thru movement around vehicles slowing to enter the properties via the driveway. The proposed driveway has been shifted as far east as possible to increase the departure length as much as possible without impacting the elevations and access to the NWC of Building #2. The Applicant proposes to construct the driveway off Badura Ave. at the NWC of Building 2 for sufficient thru-movement circulation and fire access around the west side of Building 2.

**Waiver of Development Standards #4:**

A Waiver of Development Standards is requested to allow Building #3 roll-up doors to face the public street (Montessori St.).

***Justification:*** A cross-dock building configuration is optimal for this location based on current tenant demand. Since Building #3 fronts three (3) different streets (Badura Ave., Montessori St., and Arby Ave.), one side of the building with roll-up doors will have to face a street. We propose facing Montessori Ave. which we anticipate will have the lowest visual impact to the community since it is a minor collector street. To mitigate the visual impact further, the applicant proposes an intense landscape width along the Montessori St. frontage to screen the roll-up doors from public view. The double row of trees planted 20-feet apart on center will provide adequate coverage to enhance the visual appearance of the frontage as per Title 30, section 30.04.02.C.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

09/04/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-24-0369-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

**VACATE AND ABANDON** easements of interest to Clark County located between Montessori Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of a right-of-way being Montessori Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessori Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-03-701-025

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of existing patent easements and portions of right-of-way for a new warehouse and distribution development. The existing patent easements are located within the interior of the project site. The plans depict patent easements measuring 33 feet in width, oriented in a north/south and east/west direction. A 3 foot wide patent easement is located along the south portion of the site, adjacent to Arby Avenue. An east/west patent easement, located at the northeast portion of the site, measures between 3 feet to 33 feet in width. The easements are no longer needed for right-of-way or utility purposes and must be vacated to develop the site.

The plans also depict the vacation and abandonment of 5 foot wide portions of right-of-way being Arby Avenue and Montessori Street. The vacation of right-of-way is necessary to accommodate the required detached sidewalks along the public streets.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date           |
|--------------------|---|-----------------|----------------|
| VS-1063-06         | Vacated and abandoned portions of right-of-way being Badura Avenue and Tenaya Way - recorded  | Approved by PC  | September 2006 |
| VS-2005-05         | Vacated and abandoned a 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 M-D zone to a C-2 zone                                 | Approved by BCC | November 2004  |

### Surrounding Land Use

|       | Planned Land Use Category        | Zoning District (Overlay) | Existing Land Use                                      |
|-------|----------------------------------|---------------------------|--|
| 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                        | Undeveloped  |

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

### Related Applications

| Application Number | Request  |
|--------------------|--|
| TM-24-500072       | A tentative map for 1 commercial subdivision is a companion item on this agenda.                                     |
| WS-24-0370         | A waiver of development standards and design review for a new warehouse facility is a companion item on this agenda. |
| ZC-24-0368         | A zone change to reclassify the site from a CG zone to an IP zone is a companion item on this agenda.                |

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

#### 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

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial

**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                               | Undeveloped  |

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| TM-24-500072              | A tentative map for 1 commercial subdivision is a companion item on this agenda.                                     |
| WS-24-0370                | A waiver of development standards and design review for a new warehouse facility is a companion item on this agenda. |
| ZC-24-0368                | A zone change to reclassify the site from a CG zone to an IP zone is a companion item on this agenda.                |

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- 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)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MAJESTIC EJM ARROYO III, LLC**

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





# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-03-701-025

PROPERTY ADDRESS/ CROSS STREETS: SEC TENAYA/BADURA

### DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 311,440 sq ft WAREHOUSE/DISTRIBUTION CENTER (TWO BUILDINGS 156,000 sq ft & 155,440 sq ft)

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)

ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

### APPLICANT INFORMATION

NAME: MAJESTIC EJM ARROYO III

ADDRESS: 4050 W. SUNSET ROAD STE H

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 165764 and 270352

TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

### CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP

ADDRESS: 62 SWAN CIRCLE

CITY: HENDERSON

STATE: NV

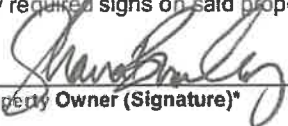
ZIP CODE: 89074

REF CONTACT ID # 165449

TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

\*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

Shauna Bradley, Acting Director-RPM  
Property Owner (Print)

02/05/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |  |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC            | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER: _____                |

APPLICATION # (s) VS-24-0369

ACCEPTED BY JUS

PC MEETING DATE \_\_\_\_\_

DATE 07/10/24

BCC MEETING DATE 09/04/24

TAB/CAC LOCATION Spring Valley DATE 08/13/24



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-701-025

PROPERTY ADDRESS/ CROSS STREETS: SEC TENAYA/BADURA

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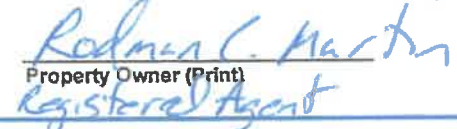
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CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449  
TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

\*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

  
Property Owner (Print)  
*Registered Agent*

1/12/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
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| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

4

VS-24-0369

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

April 15, 2024

**RE: Majestic EJM Arroyo III, Site II (APR-23-101575)**  
**Justification Letter for Vacation Application**  
**APN: 176-03-701-025**

To Whom it May Concern,

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center located at the southeast corner of Badura Ave. and Tenaya Way. (APN: 176-03-701-025). The Applicant is requesting Right-of-Way Vacations as described in the project summary/description below.

**Project Description:**

The ±21.38 acre site is currently vacant, undeveloped land zoned CG (Commercial General). The requested land use includes both onsite and offsite improvements. Onsite improvements consist of two (2) distribution building with an area of 156,000 and 155,400 square feet.

Based on the current Title Report and completed boundary survey, we are requesting to vacate 5-feet of the existing Right-of-Way (ROW) along Arby Ave and Montessouri St. in effort to match the current Clark County ROW dedication requirements for detached sidewalk conditions.

There are a series of existing patent easements along the north, south, east, and west portions of the site. We are requesting to vacate the portions of the (1187105, 1201826, 1180955, 1176419) patent easements that existing on the property.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP



09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0370-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards. DESIGN REVIEW for a distribution center 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)

RELATED INFORMATION:

APN:  
176-03-701-025

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the throat depth to 9.5 feet along Tenaya Way where 75 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
- b. Reduce the throat depth to 13 feet along Badura Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).
- c. Reduce the throat depth to 20 feet along Arby Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (an 73% reduction).
- d. Increase the width of a commercial driveway along Badura Avenue to 53 feet where a maximum width of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 32% increase).
- e. Increase the width of a commercial driveway along Montessori Street to 53 feet where a maximum width of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 32% increase).
- f. Increase the width of a commercial driveway along Arby Avenue to 53 feet where a maximum width of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 32% increase).
- g. Reduce the throat depth to 19 feet along Badura Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).
- h. Reduce the throat depth to 18 feet along Arby Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
- i. Reduce the throat depth to 10 feet along Arby Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).
- j. Reduce the driveway departure distance from the intersection of Badura Avenue and Tenaya Way to 130 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).

**LAND USE PLAN:  
SPRING VALLEY - BUSINESS EMPLOYMENT**

**BACKGROUND:  
Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 21.38
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 42
- Square Feet: 156,000 (Building 2)/155,400 (Building 3)
- Parking Required/Provided: 224/351
- Sustainability Required/Provided: 7/5.25

Site Plans

The plans depict a proposal to develop a distribution center on 21.38 acres located on the South side of Badura Avenue and the East side of Tenaya Way. The site plan depicts 2 distribution center buildings in the west section (Building 2) of the parcel and in the east section (Building B) with parking spaces located along the exterior of the building. Access to the proposed distribution center is from Arby Avenue, Montessouri Street, Tenaya Way and Badura Avenue. Pedestrian access to the development is proposed from Arby Avenue and Badura Avenue. Cross access is not being proposed as the development will be part of an industrial subdivision and there are no adjacent properties sharing a property line to the proposed development. The site also has 2 flood channels located in the northeastern section. A total of 351 parking spaces are provided where a minimum of 224 spaces are required and a maximum of 258 parking spaces are allowed. Per Code requirements, a parking demand study has been prepared by an engineer utilizing data from the Institute of Traffic Engineers demonstrating the need for a higher quantity of parking than required by Table 30.04-2. The applicant is providing a total of 12 EV capable spaces and 9 charging stations.

Landscaping

The plans depict a landscape plan with parking lot landscaping that includes landscape islands every 6 spaces. Large trees are shown along the perimeter of the property spaced at 30 feet on center. Portions of the perimeter include landscape areas ranging in different widths in sections of the parcel. Detached sidewalks are shown along Badura Avenue, Tenaya Way, Arby Avenue, and Montessouri Street. Interior landscaping is shown along the exterior of the buildings and in other portions of the property. The landscaping materials are from the Southern Nevada Regional Plant list.

Elevations

The plans depict 2 distribution buildings containing 156,000 square feet and 155,400 square feet respectively, for a total of 311,400 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 42 feet. The buildings are designed as potential multi-tenant buildings with entrances/office locations facing Badura Avenue Tenaya Way and Arby Avenue along the west side of building 2 and at all corners of building 3. The proposed architectural

elements include a parapet wall that range from 38 feet to 42 feet from ground level. The color scheme from the elevations shows desert hues.

**Floor Plans**

The plans depict an open floor plan for use as a distribution center with offices and utility room. Truck dock loading areas for Building 2 face towards the right-of-way and Building 1 loading docks face toward the east and west.

**Applicant's Justification**

The applicant states these buildings are designed as potential multi-tenant buildings with entrances/office locations facing Badura Avenue, Tenaya Way and Arby Avenue. The site also includes three flood channel parcels. In accordance with the CCWRD regulations, a comprehensive license and maintenance agreement will be issued to govern the use and upkeep of these easements. Landscaping and building setbacks are proposed on all four abutting streets with landscaping also provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. The development will comply with sustainable design criteria outlined in the Comprehensive Planning Sustainability sections.

For the reduce throat depths the applicant has stated that mitigation measures include landscaping provided onsite landscaping between the driveway and parking stalls. The total onsite throat depth provided on the north side of the driveway and onsite drive aisle before reaching the first onsite parking stalls is approximately 60 feet of travel length.

The waiver request for increased driveway width will mitigate such concerns as any concerns with this design as it relates to public safety and/or potential driver confusion, the applicant states a 5 foot wide concrete median island at the center of each of the truck access driveways will help delineate the driveway ingress and egress travel paths. The median will reduce the open width of the driveway from 53 feet to 24 feet clear from the face of the median curb to the lip of gutter in both the ingress and egress approach. The proposed design better accommodates truck turning movements while reducing the total travel length for pedestrians crossing the driveway without a safety realm.

The requested reduction in departure distance will be mitigated as a result of Badura Avenue is a 4-lane roadway (2 lanes in each direction) to accommodate continued thru movement around vehicles slowing to enter the properties via the driveway. The proposed driveway has been shifted as far east as possible to increase the departure length as much as possible without impacting the elevations and access to the site.

**Prior Land Use Requests**

| Application Number | Request   | Action         | Date           |
|--------------------|---|----------------|----------------|
| 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 a portion of right-of-way being Tenaya Way and Badura Avenue - recorded | Approved by PC | March 2006     |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| 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**

|       | Planned Land Use Category        | Zoning District (Overlay) | Existing Land Use                                      |
|-------|----------------------------------|---------------------------|--|
| 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**

| Application Number | Request   |
|--------------------|---|
| VS-24-0369         | A request to vacate and abandon easements and right-of-way is a companion item on this agenda.        |
| ZC-24-0368         | A zone change to reclassify the site from a CG zone to an IP zone is a companion item on this agenda. |
| TM-24-500072       | A tentative Map for a 1 lot commercial subdivisions 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**

**Waiver of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

**Design Review**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or



undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall design of the proposed distribution center incorporates similar architectural design elements often associated with other similar warehouse and distribution center developments within Clark County. Horizontal articulation to the exterior of both buildings have been provided. Detached sidewalks are provided along all perimeter of the property in accordance with the Code. The submitted site plan depicts an effective layout of the building, parking areas, and internal circulation. The roll-up doors for Building 3 face towards the right-of-way of Montessouri Street and the plans depict landscaping with detached sidewalks and large trees spaced at 30 feet on center. Therefore, staff can support this request.

### **Public Works - Development Review**

#### Waiver of Development Standards #1a, #1b, #1c, #1g, #1h & #1i

Staff has no objection to the reduction in the throat depths for the commercial driveways on Tenaya Way, the eastern and westernmost driveways on Badura Avenue, and three driveways on Arby Avenue. The applicant is providing additional landscaping adjacent to the driveways which act as a buffer. The additional space will improve visibility and allows vehicles to safely exit the right-of-way avoiding immediate conflicts with those trying to access parking stalls.

#### Waiver of Development Standards #1d, #1e & #1f

Staff has no objection to the increase in commercial driveway widths for Arby Avenue, Badura Avenue, and Monetssouri Street. The applicant will install medians in the commercial driveway to create two portions which will allow for safer truck movements and a safe walkway for pedestrians.

#### Waiver of Development Standards ##1j

Staff has no objection to the reduction in the departure distance for the westernmost driveway on Badura Avenue. The applicant placed the driveway a safe distance from the intersection while allowing more distance between the driveway the truck will access.

### **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**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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.

**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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MAJESTIC EJM ARROYO III, LLC**

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



# Department of Comprehensive Planning Application Form

5

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Property Owner (Signature)\*

Shauna Bradley, Acting Director-RPM  
Property Owner (Print)

02/05/24  
Date

#### DEPARTMENT USE ONLY:

- |                              |  |                              |                               |                             |                             |  |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
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| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-24-0370

ACCEPTED BY JUD

PC MEETING DATE \_\_\_\_\_

DATE 07/10/24

BCC MEETING DATE 09/04/24

TAB/CAC LOCATION Spring Valley

DATE 08/13/24



# Department of Comprehensive Planning Application Form

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TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

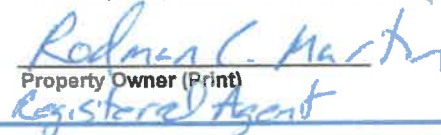
### CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP  
ADDRESS: 62 SWAN CIRCLE  
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449  
TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

\*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

  
Property Owner (Print)  
Registered Agent

1/12/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |                             |
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| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

**JOHN VORNSAND, AICP**

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

WS-24-0370

July 9, 2024

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Justification Letter for Zone Change, Design Review & Waiver of  
Development Standards APN 176-03-701-025**

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Arroyo III LLC. The Applicant is proposing to develop a warehouse/distribution center on 21.38 acres located on the South side of Badura Avenue and the East side of Tenaya Way. The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park), a Design Review, and a Waiver of Development Standards as described in the project summary/description below. Please also note, the proposed development will also include accompanying Tentative Map and Vacation Applications.

**Project Description:**

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of two (2) distribution buildings containing 156,000 square feet and 155,400 square feet respectively, a total of 311,400 square feet.

Offsite improvements consist of frontage half-street improvements along Arby Ave. and Montessouri St. including, but not limited to: Right-of-Way Vacations, dedications, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights, traffic control devices, and a series of driveway encroachments. Both Arby Ave. and Montessouri St. will consist of half street improvements with typical over-pave meeting the Clark County Area Uniform Standard Drawings (CCAUSD) and public utility main extensions along the property frontage per the local design criteria. The applicant also proposes a dedicated right turn lane off of Montessouri St. to mitigate any potential truck queuing and driveway throat depth concerns. Tenaya Way is already fully developed to the back of sidewalk. The scope of Work along Tenaya Way include typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), and one (1) driveway encroachment. Badura Ave. is fully developed to the back of curb with streetlights. A median exists in Badura Ave. The scope of Work along Badura Ave. includes sidewalk, any necessary traffic control signage, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), and a series of driveway encroachments.

Please note, there are three (3) Flood Channel parcels located adjacent to the main parcel (APN: 176-03-701-025)—two (2) at the NEC of the site along Badura Ave. and one (1) at the SWC of

the site at the intersection of Tenaya Way and Arby Ave. These three (3) parcels will be *excluded* from the Tentative Map and Vacation applications; however, the Applicant proposes to develop on said parcels for the purposes of developing the subject property (APN: 176-03-701-025) and installing/constructing the infrastructure to allow the existing drainage patterns to be maintained and conveyed across the site. The improvements on these three (3) parcels will consist of parking, drive aisles and landscaping with underground public storm drain infrastructure. The Applicant has coordinated these proposed improvements with the Public Works team and is agreeable to entering into a License and Maintenance Agreement to allow these improvements to proceed upon approval of these Land Use Applications and subsequent respective permit reviews and approval.

The site is bounded by properties with existing Zoning classifications as follows:

- South across Arby Avenue: A developed Las Vegas Valley Water District facility zoned PF (adjacent to East half). Industrial buildings zoned IP and an office complex zoned CG (adjacent to the West half).
- East across Montessori Street: An existing commercial building zoned CG (adjacent to North half) and an existing industrial building zoned IP (adjacent to South half). Both properties are designated on the land use plan as Business Employment.
- North across Badura Avenue: An existing commercial center zoned CG and designated on the land use plan as Business Employment.
- West across Tenaya Way: A vacant property zoned CG and designated on the land use plan as Business Employment.

461 parking spaces are provided where a minimum of 224 spaces are required and a maximum of 258 parking spaces are allowed per Title 30. A Parking Demand Study stamped and signed by a licensed Traffic Engineer is included in conformance with Title 30 requirements. Bicycle parking is proposed in conformance to Title 30 requirements.

Drivable access to the development is proposed from Arby Avenue, Montessori Street, Tenaya Way and Badura Ave. Pedestrian access to the development is proposed from Arby Ave. and Badura Ave. with direct access to the building from the frontage parking along the west side of Building 2, and along the north, south and east side of Building 3. Cross access is not required for this application as the proposed development will be part of a Industrial Subdivision and there are no adjacent properties sharing a property line to the proposed development.

The buildings are designed as potential multi-tenant buildings with entrances/office locations facing Badura Ave., Tenaya Way and Arby Ave. along the west side of building 2 and at all corners of building 3. In conformance with Title 30.04.05.G(3), the entrance area consists of the following architectural elements:

- 42' tall glazed parapets with 9' vertical glazing at the ground level entry and 6' tall glazing 17' at Finished Floor
- Glazed office entrance doors recessed approximately 4'-8" from the exterior face of the panel—forming an "L" entry glazing system at the corners. The central office features a 16' wide recessed glazing entrance that exceeds approximately 4'-8" deep.

All mechanical equipment will be screened from the public Right-of-Way in conformance with Title 30. Site Lighting will conform to the requirements of the Title 30 and will be located in intentional locations throughout the site and along the perimeter of the property to provide sufficient illumination while not impacting any of the adjoining properties. All lights along the building façade will be flush-mounted so as not to impose or "spill" onto adjoining properties. All other site lighting fixtures include illumination screening or shielding to mitigate light trespassing. A site lighting and

09/04/24 BCC AGENDA SHEET

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) (AE-60) Zone.

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

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**

| Application Number | Request   | Action          | Date           |
|--------------------|---|-----------------|----------------|
| 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

|       | Planned Land Use Category        | Zoning District (Overlay) | Existing Land Use                                      |
|-------|----------------------------------|---------------------------|--|
| 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

| Application Number | Request  |
|--------------------|--|
| 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 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](mailto: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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAJESTIC EJM ARROYO III, LLC

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





# Department of Comprehensive Planning Application Form

6

ASSESSOR PARCEL #(s): 176-03-701-025

PROPERTY ADDRESS/ CROSS STREETS: SEC TENAYA/BADURA

### DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 311,440 sq ft WAREHOUSE/DISTRIBUTION CENTER (TWO BUILDINGS 156,000 sq ft & 155,440 sq ft)

### PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)  
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118  
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

### APPLICANT INFORMATION

NAME: MAJESTIC EJM ARROYO III  
ADDRESS: 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # 165764 and 270352  
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

### CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP  
ADDRESS: 62 SWAN CIRCLE  
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449  
TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

\*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Shauna Bradley  
Property Owner (Signature)\*

Shauna Bradley, Acting Director-RPM  
Property Owner (Print)

02/05/24  
Date

### DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC            | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
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APPLICATION # (s) TM-24-500072

ACCEPTED BY JUD

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE 09/04/24

TAB/CAC LOCATION Spring Valley

DATE 09/13/24



# Department of Comprehensive Planning Application Form

6

ASSESSOR PARCEL #(s): 176-03-701-025

PROPERTY ADDRESS/ CROSS STREETS: SEC TENAYA/BADURA

### DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 311,440 sq ft WAREHOUSE/DISTRIBUTION CENTER (TWO BUILDINGS 156,000 sq ft & 155,440 sq ft)

### PROPERTY OWNER INFORMATION

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### APPLICANT INFORMATION

NAME: MAJESTIC EJM ARROYO III  
ADDRESS: 4050 W. SUNSET ROAD STE H  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
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### CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP  
ADDRESS: 62 SWAN CIRCLE  
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TELEPHONE: (702) 321-8229 CELL \_\_\_\_\_ EMAIL: john@vornsandconsulting.com

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(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

  
Property Owner (Print)  
Registered Agent

1/12/24  
Date

### DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

photometric plan will be designed and prepared for Electrical and Zoning review and approval during the Building Permit phase.

The site also includes three flood channel parcels. In accordance with the CCWRD regulations, a comprehensive license and maintenance agreement will be issued to govern the use and upkeep of these easements. Additionally, the site includes a total of eight parcels, as depicted in our tentative map.

Landscaping and building setbacks are proposed on all four abutting streets with landscaping also provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. The development will comply with sustainable design criteria outlined in the Clark County Comprehensive Planning Sustainable Provisions Checklist.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 5.25 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include daylighting strategies, low-emissivity glass installation, and electric bicycle parking areas. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing the proposed tree count beyond code minimum, increasing water-efficient plantings, increasing landscape width, increasing mature tree canopies in paved parking areas. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans and summarized below:

1. Trees: 10% more than required
  - Required Street Trees: 96
  - Provided Street Trees: 96
  - Required Parking Lot Trees: 105
  - Provided Parking Lot Trees: 115
  - Total Trees Required On-site: 201
  - Total Trees On-site: 223 (10% more) \*Includes Interior Site Trees
2. Landscape Width: Exceed required width by 10% or 20%
  - Street Landscape Width Requirements: 15' Wide
  - Street Landscape Width Provided: Varies across site, but averages more than (20%)
3. Parking Lot Trees: Mature Trees Canopies Cover at Least 50% of Paved Parking
  - Parking Spaces Provided: 351
  - Square Foot of each Space: 162
  - Parking Lot Square Footage: 56,862
  - 50% of Parking Lot Square Footage: 28,431
  - Canopies of Parking Lot Trees:
    - Palo Verde: 368 SF; Mastic Tree: 236 SF; Rosewood: 722 SF
    - Palo Verdes Provided in Parking Lot: 55 (20,240SF)
    - Mastic Trees Provided in Parking Lot: 43 (10,148 SF)
    - Total Canopy Coverage: 35,442 SF (~62% of Parking Lot)

**Land Use Application Requests:**

**Zone Change:**

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park).

**A Design Review:**

A Design Review is requested to construct two (2) distribution buildings containing 156,000 square feet and 155,400 square feet respectively, a total of 311,400 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 42 feet. The loading dock areas will be screened by a combination of intense landscape width and concrete stem walls.

The proposed development meets 5.25 Sustainability Provision points of the minimum 7 points (~75%) encouraged per Title 30. This result is influenced by the optimal building orientation intended to maximize the building footprint, accommodate grades, and ensure public access and adequate circulation. The proposed industrial use, north and south access (lowest vs. highest area elevations), and limited windows and building access points in general, additional sustainability points are difficult to achieve for this development.

**Waiver of Development Standards #1**

**Reduced throat depths.**

**Tenaya Way:**

Driveway along Tenaya Way - Reduce throat depth to 9.5 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between three (3) driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls. The total onsite throat depth provided on the north side of the driveway and onsite drive aisle before reaching the first onsite parking stalls is approximately 60' of travel length.

**Badura Avenue:**

Driveway along Badura Ave. at NWC of Building 2 - Reduce throat depth to 13 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between three (3) driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Driveway along Badura Ave. north of Building 3 - Reduce throat depth to 19 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

**Arby Avenue:**

Driveway along Arby Ave. at SEC of Building 3 - Reduce throat depth to 20 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Driveway along Arby Ave. south of Building 2 - Reduce throat depth to 18 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard

Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Truck access driveways along Arby Ave. SWC of Building 3 - Reduce throat depth to 10 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces (assumes parking stalls are accessible between multiple driveways).

*Justification:* Additional onsite landscaped throat depth throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls. We also propose closing off access to the parking field south of Building #3. This driveway is also intended to serve primarily for truck access to the loading dock area SWC of Building 3 and anticipated to have minimal standard vehicle traffic volumes.

**Waiver of Development Standards #2:**

A Waiver of Development Standards is also requested for the driveway geometrics of the truck access driveways off of Badura Ave., Montessori St. and Arby Ave.—intended to serve as the primary truck access to the loading dock area on the property. The Applicant proposes a maximum 53-foot width (lip-to-lip) at the truck access driveways along Arby Ave., Badura Ave., and Montessori St., respectively, where 40' from the lip of gutter to lip of gutter is the maximum allowable width per Title 30 and the Clark County Area Uniform Design Standards (CCAUSD) 222.1.

*Justification:* The purpose for this waiver request is to better accommodate trucks for Distribution use entering and exiting the property concurrently from the nearest travel lane while mitigating potential conflicts. These widths have been established based on truck turn analyses for WB-67s which have been included as a supplemental reference for previous applications and completed developments within the Southern Beltway Business Park area.

The proposed driveway geometric design and justification outlined in this waiver request has been coordinated and reviewed by Public Works staff and Commissioner Naft as it related to a similar project application recently approved (WC-21-400122 & WS-21-0399).

To mitigate any concerns with this design as it relates to public safety and/or potential driver confusion, the Applicant proposes a 5-foot-wide concrete median island at the center of each of the truck access driveways to: 1) help delineate the driveway ingress and egress travel paths, and 2) provide an ADA compliant refuge island for pedestrians consistent with the Public Rights-of-Way Accessibility Guidelines (PROWAG). The median will reduce the open width of the driveway from 53 feet to 24 feet clear from the face of the median curb to the lip of gutter in both the ingress and egress approach. The proposed design better accommodates truck turning movements while reducing the total travel length for pedestrians crossing the driveway without a safety realm by 60% compared to the maximum 40-foot open width currently allowed per code and CCAUSD. This design also meets the minimum 24-foot clear width for single directional fire access. Additionally, a 25-foot radius will be incorporated into the Arby driveway to accommodate the increased driveway.

**Waiver of Development Standards #3:**

A Waiver of Development Standards to reduce the min. Departure length from the intersection of Badura Ave. and Tenaya Way, along Badura Ave. eastbound) from 190 feet (min. required) to 130 feet.

***Justification:*** Badura Ave. is a 4-lane roadway (2 lanes in each direction) to accommodate continued thru movement around vehicles slowing to enter the properties via the driveway. The proposed driveway has been shifted as far east as possible to increase the departure length as much as possible without impacting the elevations and access to the NWC of Building #2. The Applicant proposes to construct the driveway off Badura Ave. at the NWC of Building 2 for sufficient thru-movement circulation and fire access around the west side of Building 2.

**Waiver of Development Standards #4:**

A Waiver of Development Standards is requested to allow Building #3 roll-up doors to face the public street (Montessori St.).

***Justification:*** A cross-dock building configuration is optimal for this location based on current tenant demand. Since Building #3 fronts three (3) different streets (Badura Ave., Montessori St., and Arby Ave.), one side of the building with roll-up doors will have to face a street. We propose facing Montessori Ave. which we anticipate will have the lowest visual impact to the community since it is a minor collector street. To mitigate the visual impact further, the applicant proposes an intense landscape width along the Montessori St. frontage to screen the roll-up doors from public view. The double row of trees planted 20-feet apart on center will provide adequate coverage to enhance the visual appearance of the frontage as per Title 30, section 30.04.02.C.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP



**JOHN VORNSAND, AICP**

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

April 15, 2024

TM-24-500072

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: Tentative Map Hold Letter Request for APN 176-03-701-025**

Vornsand Consulting is respectfully submitting this Hold Letter on behalf of the Applicant, Majestic Arroyo III LLC. The Applicant is proposing to develop two warehouse/distribution buildings on 21.38 acres located on the South side of Badura Avenue and the East side of Tenaya Way. The proposed project includes a Zone Change from CG (General Commercial) to IP (Industrial Park). A Land Use application has been submitted concurrent with this application. The applicant respectfully requests to hold the Tentative Map to the same meeting dates as the companion application.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

