

04/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500040-KETHER, LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.54 acres in a CG (Commercial General) Zone.

Generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

176-34-501-008

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10571, 10531, & 10591 Rainbow Boulevard
- Site Acreage: 3.54
- Number of Lots: 1

Project Description

In 2007 the Planning Commission approved a tentative map for this parcel via TM-500175-07. However, the tentative map application expired on July 17, 2011, thus requiring a new tentative map.

Currently, the site includes existing business establishments on the north and southeast portions of the site. All on-site structures and improvements will remain as well as improvements along Rainbow Boulevard and Cactus Avenue.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-22-0377 | Use permit, waiver of development standard, and design review for a proposed shopping center | Approved by BCC | November 2022 |
| TM-0175-07 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | July 2007 |
| DA-1525-06 | Development agreement for an amendment to the Mountains Edge Development Agreement (DA-1319-02) | Approved by BCC | December 2006 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| UC-1454-06 | Use permit for a tavern and design review for a retail center | Approved by PC | November 2006 |
| VS-0693-05 | Vacation and abandonment for patent easements - recorded | Approved by PC | June 2005 |
| TM-0252-05 | Tentative map for a 1 lot commercial subdivision | Approved by PC | June 2005 |
| WS-2173-04 | Waiver of development standards for alternative landscaping in conjunction with the Mountains Edge Master Planned Community | Approved by PC | February 2005 |
| UC-1865-04 | Use permit for on-premises consumption of alcohol with a design review for a retail center - design review for the site was withdrawn | Approved by PC | December 2004 |
| UC-1833-02 | Use permit for modified development standards for the Mountains Edge Master Planned Community in conjunction with the creation of a Planned Community (P-C) Overlay District | Approved by PC | May 2003 |
| DA-1319-02 | Development Agreement for the Mountains Edge Master Planned Community - ordinated | Approved by BCC | December 2002 |
| ZC-1313-02 | Zone change from R-E zoning to R-1, R-2, RUD, R-3, C-P, C-2, and P-F zoning, included a request for a P-C (Planned Community) overlay district, and C-2 zoning was approved for the subject parcel | Approved by BCC | December 2002 |

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|----------------------------------|---------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CG | Shopping center |
| East | Business Employment | RS20 | Undeveloped & UPRR |
| South & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM18 | Single-family residential |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KETHER, LLC

CONTACT: STORM DEVELOPMENT SERVICES, 9811 W. CHARLESTON BOULEVARD, SUITE 2, LAS VEGAS, NV 89117