

11/19/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500125-NAMAZ, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.99 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/ky (For possible action)

RELATED INFORMATION:

APN:

176-22-601-033; 176-22-601-034

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.99
- Project Type: 1 lot commercial subdivision

A previous tentative map was approved on the site via TM-24-500058; however, to correct the required right-of-way dedication along Tenaya Way a new tentative map is required. The applicant is proposing a new 1 lot commercial subdivision. The site is located south of Blue Diamond Road, east of Tenaya Way, and west of Belcastro Street. Access is from driveways on Blue Diamond Road and Tenaya Way.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500058	1 lot commercial subdivision	Approved by PC	July 2024
DA-24-900144	Development Agreement - recorded	Approved by BCC	July 2024
VS-23-0555	Vacated and abandoned right-of-way and easements	Approved by BCC	October 2023
UC-23-0554	Shopping center with waivers for sidewalks and street landscaping and a design review for finished grade	Approved by BCC	October 2023
ET-18-400205 (UC-0318-11)	Third extension of time for a commercial retail development - expired	Approved by PC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0318-11 (ET-0074-15)	Second extension of time for a commercial retail development - expired	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for commercial retail development - expired	Approved by PC	November 2013
UC-0318-11	Allowed a commercial retail development which included a convenience store, gasoline station, alcohol sales (liquor, beer, and wine), and a service bar, and waiver for alternative street and parking lot landscaping with a design review for the site - expired	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning - expired	Approved by BCC	December 2002

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped
South	Corridor Mixed-Use	CG	Undeveloped
East & West	Corridor Mixed-Use	CG	Undeveloped

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

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

- Expunge TM-24-500058.
- 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; the H-2 zoning district was eliminated from Title 30 therefore, it is recommended a zone change be applied for to change the zoning; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include spandrel at Tenaya Way and Blue Diamond Road if required by Public Works - Development Review or Nevada Department of Transportation (NDOT).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0398-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052