

03/16/21 PC AGENDA SHEET

953 E. SAHARA AVE  
(TITLE 30)

STATE ST/KAREN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts.

Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**

162-10-510-031; 162-10-510-036

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 953 E. Sahara Avenue
- Site Acreage: 1
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for an existing commercial/retail development. Access to the site is from State Street. There is an existing building that spans the proposed 1 lot commercial subdivision. No changes are proposed to the buildings or the overall site as part of this tentative map application.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-20-900458	Façade enhancements on existing building	Approved by ZA	November 2020
DR-0868-17	Design review for a place of worship	Approved by BCC	December 2017
DR-0869-17	Design review for a place of worship	Approved by BCC	December 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0674-17	Design review for a place of worship	Approved by BCC	October 2017
ADR-0560-17	Administrative design review for a proposed place of worship appealed to the board	Approved by BCC	July 2017
ADR-1382-09	Place of worship in conjunction with an existing shopping center	Approved by ZA	December 2009
ZC-1078-00	Reclassified all C-C zoned parcels within Clark County to C-2 zoning	Approved by BCC	September 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Commercial General	C-2	Commercial Center shopping center
West	Commercial Tourist	H-1	Multiple family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0040	A vacation and abandonment of right-of-way along State Street 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****Current Planning**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- No comment.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

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

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EVERBRIGHT DEVELOPMENT A, LLC

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102