

05/21/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500033-TZORTZIS SURVIVOR'S TRUST A ETAL & TZORTZIS, MARIA V. TRS:

TENTATIVE MAP for 1 lot commercial subdivision on 3.3 acres in a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South, 343 feet south of Jonathan Drive within Enterprise. MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:

191-05-801-012

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 11997 Las Vegas Boulevard South
- Site Acreage: 3.3
- Project Type: Commercial map
- Number of Lots: 1

The plan depicts 1 commercial lot to allow for the development of a single lot commercial subdivision. The applicant indicated Las Vegas Boulevard South will remain in the current condition with all required off-site improvements. The site will be accessed by 1 existing commercial driveway, measuring 32 feet in width, located on Las Vegas Boulevard South.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|-------------|
| WS-22-0708 | Waiver of development standards to allow non-standard improvement in the right-of-way and reduce throat depth and design review for a commercial center, alternative parking lot landscaping, and finished grade | Approved by BCC | March 2023 |
| UC-0148-13 | Communication tower and reduced separation between communication towers and design review for a communication tower in conjunction with a restaurant | Approved by PC | May 2013 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| DR-2214-05 | Restaurant/tavern on a portion of this site | Approved by BCC | February 2005 |
| ZC-0809-04 | Reclassified H-2 to C-2 zoning for a tavern, use permit to reduce the separation between a tavern and a single family residential use, and design review for a tavern and a metal roof | Approved by BCC | July 2004 |
| UC-1254-02 | Off-premises advertising sign | Approved by BCC | November 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------------|----------------------------------|----------------------------------|--------------------------|
| North, South, East, & West | Entertainment Mixed-Use | H-2 & RS20 | Undeveloped |

The subject site is located 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**

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

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0320-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TZORTZIS SURVIVOR'S TRUST A & TZORTZIS SURVIVOR'S TRUST B

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118