

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-27-701-007

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.88
- Project Type: Commercial center
- Number of Lots: 1

Project Description

The plan depicts a 1 lot commercial subdivision on 3.88 acres. The site is accessed via a single driveway along Mountains Edge Parkway and 2 additional driveways adjacent to Rainbow Boulevard. The site is being developed with a commercial development consisting of 2 proposed buildings and 1 structure, along the north and south sides of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0541-09	Reclassified 3.8 acres from R-E to C-1 zoning for future commercial development	Approved by BCC	October 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP	Convenience store with gas station & tavern
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-25-0152	A commercial development with waivers for buffering and screening, allow an attached sidewalk, and reduce departure distance is a companion item on this agenda.
VS-25-0151	A vacation and abandonment for patent easements and a portion of right-of-way being Rainbow Boulevard 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. The tentative map is contingent upon the approval of the companion vacation and abandonment, waiver of development standards and design review. Staff has no objection to this request.

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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0072-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET, LAS VEGAS, NV 89102