

04/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500035-LAS VEGAS SILVERADO RANCH ROGER, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.16 acres in a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-103-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.16
- Project Type: Commercial development
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the south side of Silverado Ranch Boulevard. The site is currently undeveloped. Access to the site is provided by a single commercial driveway from Silverado Ranch Boulevard centrally located along the north property line. The proposed tentative map will facilitate the development of a commercial complex on the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-24-400044 (Nzc-21-0037)	First extension of time for a non-conforming zone change with waivers and a design review for a commercial complex	Approved by BCC	June 2024
Nzc-21-0037	Non-conforming zone change with waivers and a design review for a commercial complex	Approved by BCC	June 2021

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & IP (AE-60)	Government facilities & undeveloped
South	Public Use	PF (AE-60)	Flood control basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial development
West	Neighborhood Commercial	CG (AE-60)	Undeveloped

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

### Related Applications

Application Number	Request
VS-26-0144	A vacation and abandonment of right-of-way 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.

##### 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

- Comply with approved drainage study;
- 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.
- The one lot final map shall not record until all required traffic mitigation fees have been paid in full to Public Works - Development Review.

**Building Department - Addressing**

- The key map shall not include directional prefixes;
- The vicinity map shall include street suffixes.

**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 #0279-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FARUS FARMANALI

**CONTACT:** FARUS FARMANALI, 13861 ADARE MANOR LANE, FRISCO, TX 75035