

03/17/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500020-DIAMANTE CANYON, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.12 acres in an H-2 (General Highway Frontage) Zone.

Generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-201-035

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.12
- Project Type: 1 commercial lot
- Number of Lots: 1

The proposed tentative map shows a parcel located south of Blue Diamond Road and west of Grand Canyon Drive. The plan depicts an existing commercial development with access from existing driveways along the north and east property lines. Existing structures on the site will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0208	Vacation and abandonment of easements - recorded	Approved by PC	July 2024
ADET-23-900663 (UC-21-0567)	First extension of time	Approved by ZA	January 2024
UC-21-0567	Use permit for a convenience store, gas station, vehicle wash, and restaurant	Approved by PC	January 2022
UC-0957-06	Use permit for power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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, and the proposed location, size, and design of the lot is consistent with the previous land use applications on the site. For these reasons, staff can support 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

- No comment.

Building Department - Addressing

- The street shown as Oletta Avenue shall be spelled Oleta Avenue.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMANTE CANYON, LLC
CONTACT: JOHN HAMILTON, JOHN R. HAMILTON, INC., 3945 PEBBLE CREEK
AVENUE, LAS VEGAS, NV 89147