

BLUE DIAMOND & CIMARRON CENTER
(TITLE 30)

BLUE DIAMOND RD/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:

TENTATIVE MAP for a commercial subdivision on 1.4 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-201-028

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 1.4 acre undeveloped site. Access to the site is from 1 main driveway on Blue Diamond Road to the south. Off-site improvements connecting to Blue Diamond Road will be installed with the development of the proposed commercial center.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
East	Neighborhood Commercial	C-1	Medical office

Related Applications

Application Number	Request
PA-23-700001	Master Plan Amendment to re-designate the land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-23-0004	A zone change to reclassify the site to C-1 zoning for a proposed commercial center 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**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: March 7, 2023 – APPROVED – Vote: Unanimous**Comprehensive 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Comprehensive Planning Division - 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

#0022-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: J.A. KENNEDY DEVELOPMENT, LLC

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101