

06/18/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500082-CHETAK DEVELOPMENT:**

**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

177-29-404-009; 177-29-404-010

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.17
- Project Type: Proposed commercial subdivision
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the northeast corner of Cactus Avenue and Valley View Boulevard. The east half of the site is currently developed with 2 existing buildings within an existing shopping center, and all structures within this area will remain. The west half of the site will be developed into an extension of this shopping center. Access to the site will be provided by 3 commercial driveways along Cactus Avenue (south property line). Additional access is provided through a commercial driveway along Valley View Boulevard in the northwest corner of the site.

**Prior Land Use Requests for APN: 177-29-404-009**

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements	Approved by PC	February 2020
VS-0280-16	Vacated and abandoned patent easements - expired	Approved by PC	June 2016

**Prior Land Use Requests for APN: 177-29-404-010**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0407	Waivers of developments standards and design review for signs in conjunction with an existing shopping center	Approved by BCC	November 2020
WS-20-0245	Reduced parking to 89 spaces where 120 spaces are required in conjunction with an existing commercial development	Approved by BCC	August 2020
ET-20-400042 (DR-0173-17)	Second extension of time to commence a tavern	Approved by BCC	June 2020
UC-19-0751	Retail marijuana store	Approved by BCC	November 2019
UC-19-0752	Retail marijuana store	Approved by BCC	November 2019
ADET-19-900254 (DR-0173-17)	Extended the time limit to commence a design review for a proposed tavern	Approved by ZA	June 2019
ET-18-400114 (WS-0130-16)	First extension of time for a comprehensive sign plan in conjunction with the subject property for this application	Approved by BCC	July 2018
DR-0173-17	Tavern (Dotty's) within the retail center - subject to a 1 year administrative review	Approved by BCC	April 2017
NZC-0637-16	Reclassified 9.7 acres from R-E and C-1 zoning to C-2 zoning and a design review for a proposed shopping center, veterinarian office, and mini-warehouse facility - expired (design review for veterinarian, mini-warehouse, and northern portion of the shopping center)	Approved by BCC	December 2016
NZC-0366-16	Reclassified 4.7 acres from R-E and C-1 to C-2 zoning and a design review for a proposed shopping center with a lighting plan - withdrawn	Withdrawn	July 2016
WS-0130-16	Allowed an animated sign (video unit) and a design review for a comprehensive sign plan with a previously approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with a previously approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated and abandoned patent easements	Approved by PC	January 2015
ZC-0596-14	Reclassified 2.5 acres (subject parcel related to this application) from R-E to C-1 zoning for a retail center	Approved by BCC	August 2014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	RM18	Recently approved single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential development
East	Neighborhood Commercial (NC)	CG	Undeveloped
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0325	A zone change to reclassify 1.86 acres from RS20 to CG is a companion item on this agenda.
WS-25-0327	Waivers of development standards and design review for a shopping center is a companion item on this agenda.
VS-25-0326	A vacation and abandonment of patent easements and 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, and the proposed location, size, and design of the lot is consistent with the previous and companion land use 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to coordinate a contribution with Public Works for the worm island median on Valley View Boulevard;
- 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.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHETAK DEVELOPMENT

**CONTACT:** MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 900, LAS VEGAS, NV 89135