

07/06/21 PC AGENDA SHEET

LAS VEGAS BLVD AND CACTUS COMMERCIAL CACTUS AVE/LAS VEGAS BLVD S  
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500063-BARTSAS MARY 10, LLC:**

**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 5.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-33-101-016

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 47 Cactus Avenue
- Site Acreage: 5.1
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

This request is for a 1 lot commercial subdivision on a 5.1 acre parcel that is currently zoned C-2. Access to the site is provided by 2 commercial curb return driveways from both Cactus Avenue and Las Vegas Boulevard South. Cross access to the parcel south of the subject site has been provided. Landscaping is provided along both street frontages and adjacent to the east and south property lines.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0803-17	Reduced setback for a vehicle wash	Approved by PC	December 2017
ZC-0708-16	Reclassified from H-1 and H-2 to C-2 zoning for a shopping center	Approved by BCC	January 2017
UC-0552-14	Shopping center with retail, restaurants and tavern - expired	Approved by BCC	August 2014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	C-2	Undeveloped & substation
South	Commercial General	H-2	Undeveloped
East	Commercial Neighborhood	R-E	Undeveloped
West	Commercial Tourist	H-1	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Current Planning**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current 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**

- No comment.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARY BARTSAS 10 LLC

**CONTACT:** RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120