

STREETLIGHTS
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0708-EL CAMINO REAL INDUSTRIAL, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements in conjunction with an approved office/warehouse facility on 2.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-801-035

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (streetlights) where required per Chapter 30.52

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6260 W. Pebble Road
- Site Acreage: 2
- Project Type: Office/warehouse facility

History, Site Plan, & Request

A zone change (ZC-21-0409) was approved for an approximately 2 acre site from R-E and M-1 zoning to M-D zoning for an office/warehouse facility. The building is oriented towards the center of the site with parking along El Camino Road and Pebble Road. Loading docks are shown facing Pebble Road and are partially screened from view. Access is proposed from El Camino Road and Pebble Road. A trash enclosure is located at the southwest corner of the building, with a second one proposed in the southeast corner of the site. This request is to waive streetlight requirement.

Landscaping

There are no proposed or required changes to the previously approved landscaping.

Elevations

There are no proposed or required changes to the previously approved elevations.

Floor Plans

There are no proposed or required changes to the previously approved floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have provided a letter of support from the neighbor to the north. The applicant also indicates that the proposed development was previously approved to provide shielded building lighting to prevent light wash onto the neighboring property. Lastly, the applicant indicated that there are rural street standards for the developments to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-22-900439	Development agreement	Approved by BCC	September 2002
ZC-21-0409	Reclassified 2.5 acres to M-D zoning for an office/warehouse facility	Approved by BCC	October 2021
VS-21-0464	Vacated and abandoned patent easements	Approved by BCC	October 2021
ZC-0894-02	Reclassified the site for a warehouse facility	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & South	Business Employment	M-1	Storage yard/industrial

The site and surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Staff cannot support the request to remove the streetlights on Pebble Road and El Camino Road. Streetlights not only provide safety for motorists and pedestrians, but they assist in improving security.

Staff Recommendation

Denial.

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

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Install conduit and pull boxes for streetlights.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 letter

PROTESTS:

APPLICANT: LARRY MONKARSH

CONTACT: JASON VOSSMER, 7115 BERMUDA ROAD, LAS VEGAS, NV 89119