

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400047 (DR-22-0072)-DIAMOND VALLEY VIEW LTD:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** distribution center; **2)** lighting plan; and **3)** alternative parking lot landscaping on 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-401-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8080 S. Valley View Boulevard
- Site Acreage: 4.32
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 75,818
- Parking Required/Provided: 76/80

History

The site was reclassified to the IP (Industrial Park) zoning district (formerly M-D zone) via ZC-20-0602 for a proposed office/warehouse facility. DR-22-0072 was approved as a redesign for the site which included a distribution center instead of an office/warehouse facility. This design review expunged the waiver of development standards for alternative driveway geometrics and the design review for the site associated with ZC-20-0602. Lastly, ADET-24-900209 was approved as the first extension of time.

Site Plan

The previously approved plan depicts a distribution center consisting of 1 building located on the central portion of the parcel. Access to the site will be provided by 2 proposed driveways that are located on the northwest and southwest corners of the parcel. Parking for the facility is

located on the north, south, and west sides of the building. The loading docks are located on the east side of the building and will not be visible from the right-of-way.

The applicant submitted a lighting plan indicating 10 freestanding site light fixtures and 11 fixtures on the walls of the building. Lighting does not shine directly onto the adjacent property.

Landscaping

The approved plan depicts a 15 foot wide landscape area with a detached sidewalk adjacent to Valley View Boulevard. The plant material within this landscape area consists of trees, shrubs, and groundcover. Other landscape areas are located adjacent to the building and within the parking area, which also consist of trees, shrubs, and groundcover. The parking areas located to the south and west of the building are not providing the required landscape islands/landscape fingers within the parking area. However, the required trees for these parking areas are being provided in landscape areas adjacent to the building and in landscape islands located in other portions of the site.

Elevations

The approved building is 1 story with a maximum height of 39 feet. The building has a flat roof behind a parapet wall, which varies in height between 38 feet to 39 feet to break-up the roofline of the building. The exterior of the building will be constructed with concrete tilt-up panels painted in neutral colors.

Floor Plans

The approved plans depict a 75,818 square foot building. Approximately 3,800 square feet of the southwestern corner of the building is designated as an office area the remainder of the building will be warehouse space for the distribution center.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval:

Listed below are the approved conditions for ADET-24-900209 (DR-22-0072):

Current Planning

- Until April 5, 2025 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for DR-22-0072:

Current Planning

- Expunge the waiver of development standards and design review portion of ZC-20-0602;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0073-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

Per the applicant, financing the project has taken longer than anticipated. There are active Building Department and Public Works permits for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900209 (DR-22-0072)	First extension of time for a distribution center, lighting plan and alternative parking lot landscaping	Approved by ZA	May 2024
DR-22-0072	Design review for a distribution center, lighting plan, and alternative parking lot landscaping	Approved by PC	April 2022
VS-21-0395	Vacated easements - recorded	Approved by PC	September 2021
ZC-20-0602	Reclassified the site from R-E to M-D zoning for an office/warehouse facility - design review and waivers of development standards were expunged via DR-22-0072	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Neighborhood Commercial	IP (AE-60 & AE-65)	Distribution center
South	Business Employment	IP (AE-60)	Commercial vehicle wash
East	Business Employment	IP (AE-60 & AE-65)	Distribution center
West	Business Employment	IP (AE-60)	Distribution center & drainage channel

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject

property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

In addition to approved Public Works permits for drainage studies, off-site improvements, and bonds, the following Building Department permits: BD22-51268 and BD22-51551 are approved and have also been issued to the applicant. Records show that the applicant has made significant progress towards commencing the project; therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until April 5, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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