

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0752-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC LEASE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase maximum parking; and 2) driveway geometrics.

**DESIGN REVIEW** for a proposed retail building in conjunction with an existing shopping center on 63.19 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-18-510-004; 177-18-510-005; 177-18-510-012 through 177-18-510-015; 177-18-601-012; 177-18-601-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the maximum parking to 36 spaces where 24 spaces are required per Section 30.04.04 2 (a 50% increase).
2. Reduce the throat depth to 98 feet where 150 feet is required per Uniform Standard Drawings 222.01 (a 35% reduction).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3810 Blue Diamond Road; 3882 Blue Diamond Road; 4100 Blue Diamond Road; 4150 Blue Diamond Road; 4250 Blue Diamond Road; and 4182 Blue Diamond Road
- Site Acreage: 63.19 (overall existing shopping center)
- Project Type: Retail building
- Number of Lots: 1
- Building Height (feet): 23 (proposed retail building)
- Square Feet: 7,453(proposed retail building)/504,657 (overall existing shopping center)
- Parking Required/Provided: 21/38 (proposed retail building - including 2 accessible spaces)/ 2,187/3,463 (overall existing shopping center)
- Sustainability Required/Provided: 7/7

### Site Plan

The applicant is proposing to build a new detached retail building (O'Reilly Auto Parts) on an existing undeveloped pad site located on the northeast portion of the existing Blue Diamond Crossing shopping center. The proposed building will be approximately 7,453 square feet and will be adjacent to an existing vehicle maintenance facility to the south. Access to the site is from multiple access points along Blue Diamond Road, Valley View Boulevard, and Arville Street. Pedestrian pathways are depicted connecting the proposed retail building from Valley View Boulevard within the existing shopping center. The site plan depicts the 21 parking spaces are required, and the applicant will provide 38 spaces, bringing the total parking count of the entire shopping center to 3,463 parking spaces, where 2,187 parking spaces are required. Although the proposed building is within an existing shopping center, the applicant is adding additional parking spaces to the center, which is why a waiver of development standard is required.

### Landscaping

The plans depict landscaping for the new commercial building with parking lot landscape islands every 6 spaces for the new parking spaces. Landscaping will be added along the north property line and will preserve the existing 3 trees along Valley View Boulevard. New landscaping is provided along the exterior of the buildings south and west exteriors.

### Elevations

The plans depict a commercial building with a varied roof line and parapet walls with recognizable changes to materials. The exterior includes masonry brick with red and beige finish with glazed storefront windows. The maximum height to the top will be 23 feet. A roll-up door is shown on the south exterior. The plans depict the main entrance on the west exterior with another door depicted on the south exterior. The east exterior depicts signage facing Valley View Boulevard identifying the business.

### Floor Plans

The plans depict a retail building that will be a new retail building (O'Reilly Auto Parts) and includes sales area, storage, restroom, office, and utility room. The square footage of the proposed retail building square footage 7,453 square feet.

### Applicant's Justification

The applicant states that the proposed development has considered traffic flow, ingress and egress for both vehicular and pedestrian safety. The proposed property is on the northernmost corner and is adjacent to Meineke and Discount Tire within the same shopping center. A waiver of development standards is requested to allow the existing throat depths of the ingress and egress drive in the shopping center from Valley View Blvd to remain. The current code requires 150 feet and the existing site is 98 feet on the north side and 144 feet on the south side of the existing driveway. This development is expected to contribute positively to the local economy by creating jobs and supporting the surrounding commercial corridor.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0872-14	Use permit to reduce separation from financial services to an existing financial service in conjunction with an existing shopping center	Approved by BCC	December 2014
ADR-901362-09	Administrative design review for an automobile maintenance building within an existing shopping center	Approved by ZA	November 2009
WC-400042-08 (ZC-1402-03)	Waiver of conditions for a zone change requiring 15 foot wide landscape buffer with detached sidewalks along Blue Diamond Road & Valley View Boulevard with medium trees, 24 inch box size	Approved by BCC	April 2008
UC-0198-08	Use permit and design review for tire sales and installation building.	Approved by PC	April 2008
TM-500205-07	Tentative Map for a commercial subdivision	Approved by PC	November 2007
DR-0510-06	Design Review for shopping center buildings on 10 pad sites in conjunction with an approved shopping center	Approved by PC	May 2006
UC-1384-04	Use permit & design review for large scale retail business center	Approved by BCC	November 2004
ZC-1402-03	Zone boundary amendment to C-2 zoning for a shopping center	Approved by BCC	October 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-60)	Undeveloped & office/warehouse
South	Entertainment Mixed-Use	H-2 & CG (AE-60)	shopping center
East	Business Employment	CG & IP (AE-60)	Office/warehouse/gas station
West	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac), & Mid-Intensity (up to 8 du/ac)	CG & RS3.3 (AE-60)	Undeveloped & single-family residential

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

**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**

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Staff finds the request to increase the number of standard parking spaces should have a minimal to no impact on the surrounding land uses. The applicant is providing the necessary landscaping and providing additional landscaping along the east, west and south exterior of the proposed retail building and preserving the existing trees located along the Valley View Boulevard with additional of shrubs. Staff can support the requested waiver of development standards.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed design of the retail building incorporates horizontal articulation features, including a parapet wall, varied roof line and recognizable changes in materials. The proposed development provides pedestrian pathways from Valley View Boulevard to the proposed retail store and connects to the existing shopping center. Staff can support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff finds that the reduced throat depth for the driveway along Valley View Boulevard should have no negative impacts since there are multiple driveways for this site. Therefore, staff has no objection to the reduced throat depth request.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **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**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence 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.

### **Public Works - Development Review**

- Drainage study and compliance.

### **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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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. The Determination of No Hazard must not be expired.
- 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; and 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 #0252-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC LEASE

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