

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** landscaping; and **3)** throat depth.

DESIGN REVIEWS for the following: **1)** mini-warehouse; and **2)** finished grade on 3.0 acres in a CG (Commercial General) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the north side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
- b. Reduce the east side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
2. a. Eliminate intense landscaping along the eastern parcel line where required per Figure 30.64-12.
- b. Eliminate intense landscaping along the northern parcel line where required per Figure 30.64-12.
3. Eliminate throat depth where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

DESIGN REVIEWS:

1. Mini-warehouse.
2. Increase finished grade to 67 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 86% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 3
- Project Type: Mini warehouse & recreational vehicle storage
- Number of Lots/Units: Up to 3
- Building Height (feet): 38
- Square Feet: 131,500 (whole complex)
- Parking Required/Provided: 5/5

Site Plans

The approved plans depict a mini-warehouse with related off-highway, recreational vehicle, and watercraft storage facility located along Blue Diamond Road. The site consists of 3 buildings, including an office and includes seventeen, 12 foot by 30 foot covered carports for storage of boats, RVs, and off-highway vehicles. Access to the site is from Park Street. The plans show a mini-warehouse along the north and eastern property line with a building in the center portion of the property. The 17 covered carports are shown along the center portion of the property adjacent to a 24 foot wide fire lane that encircles within the parcel. A total of 5 parking spaces are provided adjacent to the 40 foot wide ingress/egress driveway. A trash enclosure is located at the south exterior of Building 1 and will be screened by proposed landscaping.

Landscaping

The approved plans depict 15 foot wide landscape areas along Blue Diamond Road, 6 foot wide landscape areas along the eastern and northern parcel lines, and a 10 foot wide landscaping with a 5 foot wide detached sidewalk along Park Street. No internal landscaping is shown other than the landscape island at the end of the required 5 parking spaces. All landscaping will consist of trees, shrubs, and other groundcover.

Elevations

The approved plans depict a mini-warehouse building up to 16 feet in height with metal roll-up doors, metal flat roofline with a parapet wall, and constructed with synthetic stucco finish. The proposed carport will be open on all sides and will be 16 feet in height and measure 30 feet in length and 12 feet wide with a flat roofline and metal roof.

Floor Plans

The approved plans depict individual units of various areas with open floor plans for storage of personal belongings. The approved plans also show Building 1 with an office, restrooms, utility room, elevator room, and stairwell.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0432:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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 services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Park Street and associated spandrel;
- Vacate any unnecessary rights-of-way and/or easements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0336-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time to commence the project. Due to financial struggles and recent moratorium against swamp coolers, the project will have to undergo design changes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0432	Reclassified from H-2 to C-2 (General Commercial) zoning, use permit for off-highway vehicle, recreational vehicle, and watercraft storage, waiver of development standards for setbacks, landscaping, and throat depth, and design review for mini-warehouse and increased finished grade	Approved by BCC	October 2022
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

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

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.

Staff could not find any Building nor Public Works permits submitted for this project. Staff can understand how finances can impact a project and staff supports this request. Since Clark County adopted a new Title 30 Code as of January 2024, and this is the first extension of time request, staff may not be able to support future extension of time requests if no progress is made.

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 October 4, 2026 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; changes to the approved project will require a new land use application; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: QAF INVESTMENTS, LLC

CONTACT: ANDREA CARROLL, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135