

RESTAURANTS/RETAIL  
/VEHICLE MAINTENANCE  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400015 (NZC-19-0881)-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

**USE PERMIT** to reduce the separation from a vehicle maintenance facility to a residential use.

**DESIGN REVIEWS** for the following: **1)** restaurant buildings with drive-thru lanes; **2)** retail building; and **3)** vehicle maintenance facility.

Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise (description on file). JJ/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-104-001; 177-30-104-002

**USE PERMIT:**

Reduce the separation from a vehicle maintenance facility to a residential use to 60 feet where a minimum of 200 feet is required per Table 30.44-1 (a 70% reduction).

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

General Summary

- Site Address: 4485 W. Silverado Ranch Boulevard
- Site Acreage: 2
- Project Type: Restaurant buildings with drive-thru lanes/retail building/vehicle maintenance facility
- Number of Stories: 1
- Building Height (feet): 26 (restaurant building – pad 1)/29 (restaurant building – pad 2)/28 (retail building and vehicle maintenance facility)
- Square Feet: 3,000 (restaurant buildings)/6,000 (retail building)/4,900 (vehicle maintenance facility)
- Parking Required/Provided: 105/110

### Site Plans

The approved plans depict a proposed development consisting of 2 restaurants with drive-thru lanes (Pad 1 and Pad 2), a retail building, and a vehicle maintenance facility on a 2 acre site. The first restaurant building (Pad 1) is shown at the northwest corner of the site, and the second restaurant building (Pad 2) is shown on the northeast portion of the site. Pad 1 is set back 30 feet from the north property line along Silverado Ranch Boulevard, and 94 feet from the west property line adjacent to an undeveloped parcel. Pad 2 is set back 41 feet from the north property line along Silverado Ranch Boulevard, and 89.5 feet from the east property line adjacent to an undeveloped parcel planned Residential Suburban. Both restaurants feature a dual drive-thru lane, measuring 9.5 feet in width for each lane, and transitioning into a single, 12 foot wide aisle circulating around the buildings. The drive-thru for Pad 1 is located along the south portion of the building and circulates around the east and north sides. The drive-thru lane begins on the north portion of Pad 2 and circulates west and south.

A retail building with a vehicle maintenance facility is shown along the south portion of the project site, with a minimum setback of 10 feet from the south property line adjacent to the previously approved flood control detention basin. The building is set back 214 feet from the north property line along Silverado Ranch Boulevard. The retail building is set back 83 feet from the west property line. The vehicle maintenance facility is set back 60 feet from the east property line, adjacent to an undeveloped parcel with a planned land use of Residential Suburban. The maintenance facility features 7 vehicle bays, all of which are screened from the right-of-way by a combination of the second restaurant building and site landscaping.

The restaurant buildings, retail building, and vehicle maintenance facility are interconnected through a series of 5 foot wide pedestrian walkways. Pedestrian walkways ranging between 12 feet to 21 feet are provided along the front and side entrances to the restaurant and retail buildings. The proposed development requires 105 parking spaces where 110 spaces are provided.

### Landscaping

The approved plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Silverado Ranch Boulevard. The street landscape area consists of medium trees, shrubs, and groundcover. A 10 foot wide landscape area is located along the east and west property lines, adjacent to the undeveloped parcels planned for Mid-Intensity Suburban Neighborhood. Twenty-four inch box medium trees planted 20 feet on center, including shrubs and groundcover, are located within these landscape areas. A landscape area ranging between 5 feet to 11.5 feet in width, consisting of trees, shrubs, and groundcover, is located along the south property line. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of large 24 inch box trees. A 6 foot high CMU block wall will be constructed along the east, west, and south property lines of the project site.

### Elevations

The approved plans depict a proposed restaurant building (Pad 1) with a height ranging from 23 feet to 29 feet to the top of the parapet wall. The second restaurant building (Pad 2) features a height ranging between 18 feet to 26 feet to the top of the parapet wall. Varying rooflines have been incorporated into the overall design of the buildings. The east and west elevations of Pad 1

and Pad 2, respectively, face towards the main drive aisle to the site, feature a stucco exterior with an aluminum storefront window system, and drive-thru windows. The elevations for each building feature a stucco exterior, an aluminum storefront window system, and service doors for ingress and egress. Portions of the east, west, north, and south exterior of the restaurants feature a decorative horizontal metal exterior, resembling a standing seam pattern. All elevations include wall sconce lighting.

Additionally, the plans depict a proposed retail building and vehicle maintenance facility with a height ranging from 23 feet to 28 feet to the top of the parapet wall that meets the height/setback ratio from the adjacent residential uses to the east and west. Varying rooflines have been incorporated into the overall design of the building. The western portion of the north elevation features an aluminum storefront window system with a stucco exterior. The eastern portion of the north elevation features a stucco exterior with 7 vehicle maintenance bays. The west elevation features a stucco exterior with an aluminum storefront window system. The east and south elevations feature a stucco exterior. Five service doors for the purposes of ingress and egress are depicted on the south elevation. Portions of the east, west, and north exterior of the building feature a decorative horizontal metal exterior, resembling a standing seam pattern. The north elevation includes wall sconce lighting, while the west and south elevations include wall pack lighting.

#### Floor Plans

The approved plans depict 2 proposed restaurant buildings each consisting of 3,000 square feet with open shell space. The retail building consists of 6,000 square feet of open shell space while the vehicle maintenance facility measures 4,900 square feet with 7 maintenance bays.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-19-0881:

##### Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

##### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary easements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

#### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-30-104-001; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

#### 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 #0655-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that the project's original approval took place in February 2020, and due to the pandemic, the adjacent Silverado Ranch Boulevard County Road project coordination and project drainage reviews are taking significantly longer than anticipated. The applicant further states that the drainage study was recently approved, the off-site improvement bonds have been approved, and the civil plan approval is expected in the coming months. Construction should begin later this year; therefore, the applicant is requesting this extension of time to complete the project plan approval process and start construction.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-22-500075	1 lot commercial subdivision	Approved by PC	June 2022
VS-22-0210	Vacated patent easements and a portion of right-of-way being Silverado Ranch Boulevard	Approved by PC	June 2022
ADR-21-900622	Modifications for a previously approved retail building, restaurant buildings with drive-thru lanes, and a vehicle maintenance facility	Approved by ZA	November 2021
NZC-19-0881	Reclassified the site from R-E to C-2 zoning with a use permit to reduce the separation from a vehicle maintenance facility to a residential use and design review	Approved by BCC	February 2020
VS-19-0609	Vacated patent easements and a portion of right-of-way being Rogers Street	Approved by PC	October 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1446-07	Reclassified the project site from R-E to C-1 zoning with a design review to convert an existing single family residence into an art and photography studio - expired	Approved by BCC	January 2008

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	P-F & R-E	Armory & undeveloped
South	Public Use	P-F	Flood control detention basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Undeveloped (approved for a commercial center)

The subject site is within 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Currently, the applicant has the drainage study approved and has entered into a standard development agreement with Clark County in October 2022. Therefore, staff can support this request for an 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 February 5, 2026 to complete.

- 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; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** UMER MALIK

**CONTACT:** UMER MALIK, LAS VEGAS, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138