

08/18/21 BCC AGENDA SHEET

DURANGO & PEBBLE  
(TITLE 30)

PEBBLE RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &  
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**

**TENTATIVE MAP** consisting of 1 commercial lot on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise.  
JJ/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-16-401-025

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Convenience store with gasoline station, retail and restaurant
- Number of Stories: 1
- Building Height (feet): 28 (restaurant/retail)/26 feet, 4 inches (convenience store)/17 feet, 6 inches (gas canopy)
- Square Feet: 1,330 (restaurant)/3,280 (retail)/4,088 (convenience store)
- Parking Required/Provided: 45/47

The approved plan depicts a 2.5 acre parcel with a proposed convenience store with gasoline station, retail space, and restaurant with drive-thru. A 4,610 square foot retail and restaurant building is located on the northern portion of the site. To the south and east of the retail/restaurant building is a 4,088 square foot convenience store with associated gasoline station and canopy approximately 37 feet to the west of the convenience store.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0456	Convenience store, gasoline station, packaged liquor sales, reduced separation for a proposed convenience store to a residential use, reduced separation for a proposed gasoline station to a residential use, waiver for driveway geometrics, design review for a convenience store with gasoline station, and retail/restaurant with drive-thru	Approved by BCC	February 2021
ZC-0585-12	Reclassified from R-E to C-1 zoning for a shopping center	Approved by PC	December 2012
CP-1154-10	Transportation Element to reduce Pebble Road from 100 feet wide to 60 feet wide	Denied by BCC	April 2011
AG-1035-10	Transportation Element for Pebble Road as a 100 foot wide right-of-way	Approved by BCC	December 2010
UC-0957-06	Power transmission lines	Approved by PC	August 2006
MPC-0466-02	North Blue Diamond Neighborhood Plan	Approved by BCC	August 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

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

### Related Applications

Application Number	Request
DR-21-0375	A design review for increase finished grade is a companion item on this agenda.
VS-21-0376	A vacation and abandonment of patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

This request meets the tentative map requirements as outlined in Title 30.

## **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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- 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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it 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;
- Traffic study and compliance;
- Full off-site improvements.
- 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.

### **Current Planning Division - Addressing**

- No comment.

### **Building Department - Fire Prevention**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST

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