

06/07/23 BCC AGENDA SHEET

WOW CAR WASH @ DURANGO & ROBINDALE  
(TITLE 30)

DURANGO DR/ROBINDALE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500046-KKAZ, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-09-201-001

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Project Type: Vehicle wash

The plans depict a 1 lot commercial subdivision consisting of 5.1 acres for a proposed vehicle wash on the north portion of the site and a future commercial development on the south portion of the parcel. Access to the site is granted via a single commercial driveway located adjacent to Durango Drive.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Durango Drive. The street landscape area consists of 24 inch box trees, shrubs, and groundcover. A 3 foot high decorative screen wall is located behind the street landscape area and the vehicle stacking lane for the vehicle wash. A 6 foot high decorative block wall, including a 10 foot wide landscape area with Evergreen trees planted 20 feet on center, is located along the north and east property lines adjacent to the existing park. The required parking lot trees have been distributed throughout the interior of the site.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Public Use	P-F	James Regional Sports Complex
South	Neighborhood Commercial	C-1	Mini-warehouse
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0171	A conforming zone change to C-1 zoning, use permit for a vehicle (automobile wash), waiver for alternative screening, and design reviews for alternative parking lot landscaping and finished grade is a companion item on this agenda.
VS-23-0172	A request to vacate and abandon 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**

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive 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;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.
- 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.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** S.T. ENTERPRISES

**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135