

09/21/21 PC AGENDA SHEET

BLUE DIAMOND ROAD AND EL CAPITAN WAY EAST
BLUE DIAMOND RD/EL CAPITAN WY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500120-DFI LV II, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-20-601-022; 176-20-601-023

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8985 Blue Diamond Road
- Site Acreage: 2.1
- Number of Lots/Units: 1
- Project Type: Commercial retail

The plan depicts a 1 lot commercial subdivision on 2.1 acres on the southeast corner of Blue Diamond Road and El Capitan Way. The site was reclassified to C-2 zoning as part of a 7.3 acre shopping center proposal via ZC-0051-16. An approved retail building and a restaurant with drive-thru are centrally located on the parcel which is part of a larger retail complex that includes a tavern. Access to the site is provided by a driveway on Blue Diamond Road and a driveway on El Capitan Way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|-------------|
| WS-21-0326 | Roof signs for a retail center | Approved by BCC | August 2021 |
| ADR-21-900275 | Retail building with restaurant and drive-thru | Approved by ZA | July 2021 |
| DR-18-0158 | Signage and lighting in conjunction with an approved tavern | Approved by BCC | April 2018 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| DR-0486-16 | Commercial complex and a landscape plan as required per ZC-0051-16 | Approved by BCC | September 2016 |
| ZC-0051-16 | Reclassified 7.3 acres to C-2 zoning for a shopping center with a design review as a public hearing for lighting, signage, and final landscape plan | Approved by BCC | March 2016 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--------------------------------------|------------------------|--|
| North | Residential Suburban (up to 8 du/ac) | H-2 | Undeveloped |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential |
| East | Residential Suburban (up to 8 du/ac) | R-2 & P-F | Single family residential |
| West | Commercial General | C-2 | Convenience store & childcare facility |

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

- No comment.

Current Planning Division - Addressing

- 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 #0076-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DFI LV II, LLC

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