

SIGNS
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0193-SA-CAC-DM, LLC:

DESIGN REVIEW for signs in conjunction with a previously approved vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cactus Avenue and the east side of Polaris Avenue within Enterprise. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:
177-29-410-004

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 3340 W. Cactus Avenue
- Site Acreage: 0.9
- Project Type: Signs
- Square Feet: 252

History & Site Plans

The plans show an approved vehicle maintenance facility with parking located on the north and east sides of the site. The site has access from Cactus Avenue.

The prior application, ZC-18-0930, was conditioned with a design review as a public hearing for lighting and signage. The subject application is for signage, specifically wall signage.

Landscaping

Landscaping is not a part of this request.

Signage

The plan shows 2 wall signs for the vehicle maintenance facility. Both signs are 126 square feet in size and will be located on the south and the east sides of the building.

Applicant's Justification

The applicant indicates that the design review is a condition of approval for ZC-18-0930. The proposed signs do not require any waivers of development standards. The applicant indicates that the proposed signage is consistent with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0126	Patent easements	Approved by ZA	April 2020
TM-20-500037	Commercial subdivision	Approved by ZA	April 2020
WS-19-0611	Commercial development	Approved by PC	October 2019
ZC-18-0930	Reclassified from R-E to C-2 zoning for an auto maintenance and tavern with waivers for access by requirements	Approved by BCC	February 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood	RUD	Residential subdivision
South	Mid-Intensity Suburban Neighborhood	R-E	Single family residential
East	Corridor Mixed-Use	C-2	Restaurant & retail sales
West	Corridor Mixed-Use	C-1	Convenience store with gasoline station

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff does not object to the applicants proposed design for signage in conjunction with the vehicle maintenance facility. The submitted plans reflect the signs are harmonious to the overall development, are architecturally compatible to the building, and in compliance with the requirements of Title 30; therefore, staff recommends approval.

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:

Current Planning

- Applicant is advised that a design review as a public hearing for lighting is required per ZC-18-0930; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK WHITEHOUSE

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