

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.

DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone.

Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-403-009; 161-27-403-011

WAIVER OF DEVELOPMENT STANDARDS:

Increase driveway width to 47 feet where 40 feet is the maximum per Uniform Standard Drawing 222 (an 18% increase).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 27,304
- Parking Required/Provided: 40/86

Site Plans

The approved plans depict a proposed vehicle maintenance use. The proposed project is located south of Emerald Avenue west of the Duck Creek channel. Access to the site is from Emerald Avenue. The approved plan shows 3 separate buildings on the parcel with parking along the west parcel line and throughout the parcels adjacent to each building. The buildings have incorporated pedestrian sidewalks around each building exterior, except in front of the roll-up doors.

Landscaping

The approved plans depict landscaping along Emerald Avenue and along the Duck Creek channel. Parking lot landscaping is shown with finger islands as per Code. The adjacent properties to the west and south were zoned IL and IH; therefore, landscaping was not required adjacent to those properties. The landscaping materials include 24 inch box trees and various groundcover materials.

Elevations

The approved plans depict 3 proposed buildings each 1 story, with a maximum height of up to 24 feet. The buildings show enhanced architectural elements and each building will utilize earth tone color schemes.

Floor Plans

The approved plans depict an open floor plan with service areas, offices, and restrooms.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400052 (WS-21-0082):

Comprehensive Planning

- Until April 20, 2026, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-21-0082:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future on-site use may require additional parking prior to issuance of a corresponding permit license, or approval; 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

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements.

Applicant’s Justification

The applicant states they were approved for a previous extension of time in 2024 due to their team leader had suffered a personal loss that caused the delay of the project while he recovered. The applicant has now requested a second extension of time as they are working towards commencement with current approval and submittals for drainage study (PW21-14240), parcel map determination (MSM-25-600057), civil plans (PW25-16419), Building permits (BD26-01241 & BD26-01255) and a Nevada Energy application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400052 (WS-21-0082)	First extension of time for WS-21-0082	Approved by PC	July 2024
WS-21-0082	Waiver of development standards and design review for a vehicle maintenance facility	Approved by PC	April 2021
UC-0470-13	Use permit for a communication tower	Approved by PC	October 2013
UC-0960-08	Use permit, waiver of development standards, and design review for utility structures	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse
South	Corridor Mixed-Use	IH & IL	Undeveloped
East	Public Use	IL	Flood channel
West	Business Employment	IL	Vehicle services/undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff cannot support the requested second extension of time as staff has reviewed the permitting history and noticed that the building permits submitted in January 2026 have not been reviewed due to incomplete submittals, with other permits not being actively worked on by the applicant. In

addition, there have been significant changes to the Code since the original approval in 2021, and since no construction action has been taken yet, the project is expected to be reviewed against the new Code. As such, staff cannot support the requested second extension of time.

Public Works - Development Review

Although the drainage study and traffic study have been completed, the off-site improvement permit remains pending, and the parcel map has not been approved. In addition, substantial development activity has occurred north of the site, resulting in increased traffic impacts within the area. Given the outstanding approvals and changed conditions affecting the surrounding roadway network, staff cannot to support this request.

Staff Recommendation

Denial.

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

If approved:

- Until April 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 applications; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MOUNTAIN VISTA DEVELOPMENT

CONTACT: MOUNTAIN VISTA DEVELOPMENT, 2675 E. PATRICK LANE, SUITE 15,
LAS VEGAS, NV 89120