

09/19/23 PC AGENDA SHEET

BLUE DIAMOND\WESTWIND
(TITLE 30)

BLUE DIAMOND RD/WESTWIND RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500114-BD-WESTWIND LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 1.6 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Westwind Road and the south side of Blue Diamond Road within Enterprise. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-101-024

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8950 Westwind Road
- Site Acreage: 1.6
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plans show a 1 lot commercial subdivision with access taken from Westwind Road. A use permit was approved for this site, along with the site to the south, for a shopping center with a convenience store, gasoline station, and a secondhand store.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0212	Waived separation distance for a freestanding sign, gas canopy roof sign, and wall signs facing a residential property, with a design review for signage and lighting	Approved by BCC	July 2023
UC-22-0313	Convenience store, gas station, secondhand sales, and shopping center	Approved by BCC	July 2022
WC-22-400074 (NZC-1563-04)	Waived conditions of a zone change requiring a 15 foot wide landscape strip along Blue Diamond Road and Westwind Road	Approved by BCC	July 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0329	Vacated and abandoned patent easements	Approved by BCC	July 2022
NZC-1889-03	Reclassified to C-1 zoning for a mini-warehouse on the southern parcel - expired	Approved by BCC	April 2004
ZC-1563-04	Reclassified to C-1 zoning for a convenience store and car wash on the northern parcel	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office complex & warehouses
South	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-1	Single family residential
East	Neighborhood Commercial & Low Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & R-E	Gas station & single family residential
West	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & H-2	Multiple family residential & undeveloped

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 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 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.

Comprehensive Planning - 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 #0363-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BD-WESTWIND LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120