

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400040 (WS-23-0912)-DIAMOND RANCH I, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** increase retaining wall height; **2)** alternative parking lot landscaping; and **3)** allow attached sidewalk.

DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an IP (Industrial Park) Zone.

Generally located north of Blue Diamond Road and east of Lindell Road within Enterprise.
JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

176-13-801-034; 176-13-801-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height to 4 feet where 3 feet is the standard per Chapter 30.64 (a 25% increase).
2. Eliminate parking lot landscaping where landscape finger islands are required per Chapter 30.64.
3. Allow an attached sidewalk along Ford Avenue where a detached sidewalk is required per Chapter 30.64.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5380 Blue Diamond Road
- Site Acreage: 10.5
- Project Type: Plant nursery
- Parking Required/Provided: 163/196

History and Site Plan

The previously approved plans depicted the expansion of an existing plant nursery. The approval included the expansion the plant nursery to the east onto APN 176-13-801-040 and vacation of right-of-way Mohawk Street (vacation recorded). The expansion included a 39,762 square foot loading/unloading area, a 66,654 square foot outdoor retail plant display, as well as additional

customer parking along Blue Diamond Road. The overall acreage of the use is 10.5 acres. The overall parking spaces provided is 196, where 163 parking spaces are required. Access to the existing plant nursery is via shared driveways located on Blue Diamond Road and Lindell Road.

The original approval included waivers of development standards to eliminate the required landscape finger islands within the new parking area; an increase the retaining wall height to 4 feet where 3 feet is allowed along the north property line of APN 176-13-801-040; and a waiver of development standards to allow attached sidewalk along Ford Avenue.

Landscaping

The approved plan depicted an existing attached sidewalk with a 15 foot wide landscaping behind the sidewalk along a portion of Ford Avenue. A portion of Ford Avenue does not have sidewalk the applicant proposed an attached sidewalk with trees planted 20 feet on center behind the sidewalk. Along Blue Diamond Road, the plans depicted an existing attached sidewalk with a 10 foot wide landscape strip behind the back of curb with medium trees 20 feet on center. The approved plans depicted same street landscaping frontage for the portion of Blue Diamond Road in the proposed expansion.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0912:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of 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 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0028-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states an extension of time is needed due to the permit coordination delays. Furthermore, the applicant states the developer and civil engineer have been diligently processing development studies such as technical drainage study (PW23-19087) which was approved on 06/26/2025.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0912	Waivers of development standards and design review for the expansion of an existing plant nursery	Approved by BCC	March 2024
VS-23-0914	Vacation and abandonment for a portion of a right-of-way	Approved by BCC	March 2024
WC-23-400196 (ZC-1584-98)	Waiver of conditions of a zone change requiring on-site lighting consisting of low sodium, inward direct features to be included with each design review; A-1 landscaping along all major street frontages; and recording reciprocal, perpetual cross access, ingress/egress, and parking agreement	Approved by BCC	March 2024
VS-0155-06	Vacation and abandonment of Mohawk Street - expired	Held no date by PC	March 2006
UC-0648-03 (ET-0110-04)	First extension of time to commence a use permit for on premises consumption of alcohol	Approved by PC	May 2004
DR-0142-04	Design review for a tavern in conjunction with a plant nursery	Approved by PC	March 2004
ZC-1584-98 (WC-0186-03)	Waiver of conditions of a zone change requiring full off-sites (excluding paving)	Approved by BCC	September 2003
UC-0648-03	Use permit for on premises consumption of alcohol	Approved by PC	May 2003
WS-0625-03	Waivers of development standards for street landscaping and off-site improvements in conjunction with a plant nursery; waived conditions requiring full off-sites on Ford Avenue and Blue Diamond Road and landscaping along street frontages (except along Blue Diamond Road)	Approved by BCC	May 2003
ZC-1584-02 (ET-0309-02)	Second extension of time of a zone change from R-E, H-2 & M-1 to M-D zoning	Approved by BCC	November 2002
ZC-1584-98	Zone change from R-E, H-2 & M-1 to M-D zoning	Approved by BCC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	H-2, RS3.3, & RS20	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS3.3 & CG	Single-family residential & commercial development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IP	Warehouse/office
West	Business Employment	IP	Warehouse/office

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

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 finds that there are active permits in the system related to Public Works. A drainage study (PW23-19087) and a structural study (PW25-15130) have been approved for the project. Staff recommends that, for any future extensions of time to be supported, the applicant must demonstrate additional due diligence. Circumstances within the surrounding area have not substantially changed; therefore, staff recommends approval for this first extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Comprehensive Planning

- Until March 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 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: DIAMOND RANCH I, LLC

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