

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400029 (ZC-23-0823)-DIAMOND CACTUS, LLC:**

**DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: **1)** equipment rental facility; and **2)** outdoor storage and display on 3.76 acres in an IL (Industrial Light) Zone.

Generally located north of Cactus Avenue and east of Rainbow Boulevard within Enterprise. JJ/rr/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-26-401-003; 176-26-401-004

**DESIGN REVIEWS:**

1. Equipment rental facility - construction or heavy equipment.
2. Outside storage and display as a principal use.

**LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.76
- Project Type: Equipment rental facility with outside storage as a principal use
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 12,000 (Building area)/122,471 (Outside storage area)
- Parking Required/Provided: 33/33

Site Plan

The approved plan depicts a proposed building in the center of the property with a north-south orientation. The building is set back 90 feet from the north and east property lines, 183 feet from the west property line, and 223 feet from the south property line nearest to Cactus Avenue. Access to the site is provided by a 60 foot wide private right-of-way grant from the BLM for Rush Avenue extending across an undeveloped parcel from Torrey Pines Drive to the east. A 40 foot wide driveway at the end of a proposed cul-de-sac bulb for Rush Avenue will access the site. Parking with 33 vehicle spaces, including 2 ADA spaces, is provided along the north and northeast sides of the property. Two bike racks with 4 short-term parking spaces are provided

near the northwest corner of the building. A loading zone is located on the east side of the building. A covered trash enclosure is located on the west side of the building.

The southern two-thirds of the property will be paved and will feature areas to display equipment, to drop off, park, and fuel company vehicles, and for outdoor storage. Vehicular access to these areas is gained through two 24 foot sliding gates. The equipment display spaces are located along the east side of the site and include EV charging stations. The outside storage areas will be screened by an 8 foot tall decorative CMU security wall except for the southernmost portion of the property which has an existing 75 foot wide easement for 2 existing water lines and a fiber optic line. The area of the easement is screened with an 8 foot tall steel fence with mesh fabric in removable sections. Each side of the easement will be accessed by 30 foot wide decorative manual swing gates.

#### Landscaping

The approved plan depicts trees and shrubs throughout the parking lot including the landscape finger islands. A minimum of 6 trees is required within the parking lot, and 13 large trees are provided. This includes trees which are low water use species in accordance with the Southern Nevada Water Authority Regional Plant List. Street landscaping was not provided as the property does not directly front on Rush Avenue or on Cactus Avenue.

#### Elevations

The approved plan depicts an office/warehouse building approximately 32 feet in height, which includes a stepped parapet. Overhead coiling doors are depicted on the east and west elevations. The exterior will have CMU construction with 3 different color band systems which will create decorative finishes on all building elevations. An aluminum storefront system with a metal awning is proposed for the main entrance on the north elevation. A metal awning is also shown along the east side of the building over 1 of the overhead door openings. The awnings, as well as several person doors, are proposed to match the overhead doors. An aluminum window system with glazing is indicated for all sides of the building.

#### Floor Plans

The approved plan depicts a 7,500 square foot warehouse area with 10 overhead door openings (5 on each side of the building) and 4 doors (2 on each side of the building). To the south of the warehouse area is a 1,500 square foot wash bay with 2 overhead door openings, 1 on each side of the building. To the north of the warehouse is a 1,714 square foot open display area where the main building entrance is located. The remaining 1,286 square feet includes several offices, conference room, employee breakroom, and restrooms.

#### Signage

Signage was not a part of the original request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0823:

### Comprehensive Planning

- 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 the design review must commence within 2 years of approval date or it will expire.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Provide paved legal access.

### 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 #0464-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The extension request is required because the applicant is going through the BLM right-of-way grant process. The application has been submitted and the applicant is anticipating approval from the BLM will be finalized within the next 12-14 months. The extension of time is for the design review only since the zone change was made permanent.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-23-700044	Plan amendment from Business Employment (BE) to Industrial Employment (IE)	Adopted by BCC	March 2024
ZC-23-0823	Zone change and design review from M-D to M-1 for an equipment rental facility with outside storage and display	Approved by BCC	March 2024
VS-23-0824	Vacation and abandonment of easements and right-of-way	Approved by BCC	March 2024
ZC-0897-07	Zone change from R-E to M-D zoning for future development	Approved by BCC	September 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	RS20 & IL	Undeveloped & Las Vegas Valley Water District property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS20	Undeveloped
East	Open Lands	RS20	Undeveloped

This 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 no substantial changes have occurred on the subject site or on surrounding properties, that would warrant the denial of the first extension of time request. The applicant has made progress since the project was approved in March 2024. This includes review and approval of a drainage study (PW23-18873) and traffic study (PW-24-14931). Records also show that there is an active off-site permit (PW24-11199) and a minor subdivision map in process (MSM-24-600039). The associated vacation (VS-23-0824) was granted an extension through ADET-26-900044 in January 2026. Since this is the first extension of time, staff can support this request.

### 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 6, 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; 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 the application; 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 (change Comprehensive Planning Bullet #1 to read: Until March 6, 2029 to commence or the application will expire unless extended with approval of an extension of time).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DIAMOND CACTUS, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118