

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400055 (WS-24-0115)-COUGAR-JONES INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow attached sidewalks.

DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone.

Generally located south of Cougar Avenue and east of Jones Boulevard within Enterprise.
JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-13-301-014

WAIVER OF DEVELOPMENT STANDARDS:

Allow a proposed attached sidewalk where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Storage yard
- Parking Required/Provided: 7/8
- Sustainability Required/Provided: 7/2

Site Plan

The approved plans depict a proposed storage yard located east of the intersection of Jones Boulevard and Cougar Avenue. Access to the storage yard is from Cougar Avenue with 2 ingress/egress access points from Cougar Avenue. The approved storage yard will provide for security of equipment that is stored on-site, which is associated with the primary business located just northeast of this parcel at 5920 Cougar Avenue and serve as an overflow yard. There is an existing chain-link fence around the property which will be replaced by an 8 foot high masonry block wall that will screen the outside storage from Cougar Avenue. No structures were or being built and no employees are assigned to the yard. As a private storage yard, it is not open to the public. The property is surrounded by other industrial uses to the north and west that are zoned

Industrial Light and a flood control channel to the east. The approved storage area for vehicles will be paved with compact reclaimed asphalt.

Landscaping

The approved landscape plan has been provided which depicts 8 trees to be planted in a 6 foot wide landscape strip along Cougar Avenue behind the proposed attached sidewalk.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0115:

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 approval of a Certificate of Compliance.
- 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; 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;
- Right-of-way dedication to include 30 for Cougar Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Applicant's Justification

The applicant requests the extension of time to keep the entitlements active while the applicant obtains final approval of the improvement plans and structural plans. The applicant has already met most of the conditions of approval as required per WS-24-0115.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0115	Waiver of development standards to allow attached sidewalks	Approved by BCC	May 2024

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0116	Vacation and abandonment for easements and right-of-way - recorded	Approved by BCC	May 2024
VS-0060-03	Vacation and abandonment for a right-of-way portion of Red Rock Street - recorded	Approved by PC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial office with outdoor storage
East & South & West	Business Employment	IL	Undeveloped

The subject site is 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 the applicant has continued to make progress toward the commencement of this project. There are active Building Department and Public Works permits and since this is the first extension of time request staff can support this application.

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 May 22, 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: COUGAR-JONES INVESTMENTS, LLC

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