

01/17/23 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

BLUE DIAMOND RD/SCHIRLLS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-22-0644-BLUE DIAMOND PB HOLDINGS, LLC:

STREET NAME CHANGE to change the name of Schirlls Street to Pinkbox Doughnuts Drive between Blue Diamond Road and Wigwam Avenue.

Generally located on the south side of Blue Diamond Road, 700 feet east of Arville Street within Enterprise. JJ/jad/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-602-007; 177-18-602-027

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Project Type: Street name change

History & Applicant's Justification

ZC-18-0961 reclassified the subject parcel from H-2 zoning to C-2 zoning for a commercial development which includes restaurant buildings with a drive-thru. The applicant also submitted a vacation and abandonment application (VS-18-0962) as a companion item to the zone change to vacate Schirlls Street; however, the applicant will no longer complete the vacation and abandonment. WS-22-0289 was approved earlier this year for a drive-thru restaurant for Pinkbox Doughnuts and Schirlls Street will serve as the main point of access to the proposed development.

In 1998, SC-1717-98 was approved for the entire alignment, to name Schirlls Street in some areas, to correct the spelling of Schirlls Street in some areas, and to rename Vista Street to Schirlls Street. It appears Vista Street was not updated for this alignment and it has been considered and referred to as both Vista Street or Schirlls Street.

The applicant is requesting a street name change of the Schirlls Street alignment to Pinkbox Doughnuts Drive. As mentioned above, although a vacation and abandonment of this alignment was approved, now the alignment will be dedicated. The Schirlls Street alignment has been

vacated on the north side of Blue Diamond Road for at least 4,200 feet. The alignment picks-up again south of Wigwam Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0289	Design review with waiver for setbacks and increased grade for a drive-thru restaurant	Approved by BCC	June 2022
ET-21-400025 (VS-18-0962)	First extension of time to vacate Schirlls Street	Approved by BCC	April 2021
ET-21-400024 (ZC-18-0961)	First extension of time for a restaurant building with a drive-thru, where the site was reclassified from H-2 to C-2 zoning	Approved by BCC	April 2021
ADR-19-900822	Redesigned commercial development	Approved by ZA	December 2019
ZC-18-0961	Reclassified site from H-2 to C-2 zoning for a commercial development	Approved by BCC	February 2019
VS-18-0962	Vacated and abandoned 30 feet of Schirlls Street	Approved by BCC	February 2019
SC-1717-98	Renamed an existing north and south street alignment from Schirlls Street, Schirlls Avenue, and Vista Street to Schirlls Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South, East, & West	Entertainment Mixed-Use	H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The Las Vegas Valley Street Naming and Address Assignment Policy found in Appendix A of Title 30 states, “a newly developed street shall assume the name of the street on which it aligns, unless the street does not and cannot in the future connect to an existing street segment along the alignment.” Since the Schirlls Street alignment does not exist to the north of Blue Diamond Road, and the commercial development surrounds the street in question, and does not extend to Wigwam Avenue, staff can support the request. The Combined Fire Communication Center has approved the name Pinkbox Doughnuts Drive.

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:

Current Planning

- Street signs shall be installed after construction of off-site improvements for the street and prior to final inspection of the restaurant.
- Applicant is advised that they are responsible for the installation of street signs per Public Works requirements; and that 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND PB HOLDINGS, LLC

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