10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0442-HAFEN 1990 TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot size; **2)** reduce parking; **3)** eliminate street landscaping; **4)** eliminate parking lot landscaping; **5)** waive full off-site improvements; and **6)** alternative driveway geometrics.
DESIGN REVIEW for a plant nursery on 3.54 acres in an AG (Agriculture) Zone within the Red Rock Design Overlay District.

Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc/kh (For possible action)

RELATED INFORMATION:

APN:
175-15-602-005

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce lot size to 3.22 acres where a minimum of 10.00 acres is required in the AG zone per Section 30.02.21B (a 68% reduction).
2. Reduce parking to 4 spaces where a minimum of 57 spaces are required per Section 30.04.04D (a 93% reduction).
3. Eliminate street landscaping where 1 large tree every 30 feet on center is required per Section 30.04.01D.
4. Eliminate parking lot landscaping where 1 large or medium tree is required every 6 parking spaces per Section 30.04.01D.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Eagle Ranch Drive and Wigwam Avenue where required per Section 30.04.08C.
6. a. Allow an alternative driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
   b. Reduce the departure distance for a driveway along Eagle Ranch Drive to 174 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - AGRICULTURE

BACKGROUND:
Project Description
General Summary
- Site Address: 11475 Blue Diamond Road
- Site Acreage: 3.54

- Project Type: Plant nursery
- Number of Stories: 1 (modular office)
- Building Height (feet): 15 (modular office)
- Square Feet: 256 (modular office)
- Parking Required/Provided: 57/4
- Sustainability Required/Provided: 7/0

Site Plans
The plans show an existing plant nursery on the site. A modular office building is located on the southern portion of the site approximately 50 feet from the south property line and 154 feet from the east property line. Plant materials for the nursery are scattered throughout the site. A total of 4 parking spaces are located to the east of the modular office building where a minimum of 57 parking spaces are required. Access to the site is from a driveway off of Eagle Ranch Drive. A 24 foot wide, asphalt drive aisle runs from the driveway to the modular office building.

Landscaping
The plans depict a number of shrubs at the entryway to the site and also adjacent to the parking area. However, no trees are being provided as the applicant is requesting to waive all street and parking lot landscaping.

Elevations
The plans depict a 1 story, 15 foot high, modular office building with a flat roof. Building materials consist of aluminum siding and windows.

Floor Plans
The plans show a 256 square foot, modular office building consisting of office area and a restroom.

Applicant's Justification
The applicant states that due to the limited building size and that the majority of the site is an outdoor plant nursery, the site is unable to provide any sustainability points. The waiver of street and parking lot landscaping is appropriate since the site will have a number of cacti and plants scattered around the property since the site is being used as a plant nursery. The reduced parking provided is suitable since the nursery primarily conducts wholesale and online sales to landscapers and contractors. The reduced lot size will have no impact on the surrounding area. The waiver of off-site improvements matches the non-urban street standards in the area. The reduced departure distance and lack of a commercial curb return driveway will not impact the area, as the surrounding area is rural and Wigwam Avenue is a dead end street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0196	Zone change from H-2 to RS80 zoning as part of an overall zone change to remove H-2 zoning along Blue Diamond Road west of Hualapai Way	Approved by BCC	May 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	RS80 & OS (Red Rock)	Undeveloped & natural gas metering station
South & East	Open Lands	OS (Red Rock)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Single-family residential

Related Applications

Application Number	Request
PA-26-700033	A plan amendment from Outlying Neighborhood (ON) to Agriculture (AG) is a companion item on this agenda.
ZC-26-0441	A zone change from RS80 to AG is a companion item on this agenda.

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
Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
Staff finds the reduced lot area will not adversely impact the surrounding area. The proposed plant nursery is still agricultural in nature and is in harmony with the rural character of the area regardless of the size of the property. Surrounding lots in the area are of a similar size. Therefore, staff can support this request.

Waiver of Development Standards #2
The plant nursery primarily conducts wholesale and online sales to landscapers and contractors, and therefore, the number of customers at the site is much lower than what is found at a typical retail plant nursery. Furthermore, the only building on the site is 256 square feet, which would naturally be limited in the number of customers it can support. Therefore, staff can support the reduced parking request.

Waivers of Development Standards #3 & #4

The elimination of street and parking lot landscaping will not adversely impact the area. The area is rural in nature and other properties in the vicinity do not have street or parking lot landscaping. Furthermore, since the site is a plant nursery, a number of cacti and plants will be scattered throughout the property which will help improve the visual aesthetics of the site. Therefore, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Based on aerial photos, the existing plant nursery has been in operation for at least 5 years without any complaints filed with the Clark County Public Response Office. The plant nursery is agricultural in nature and is in harmony with the surrounding rural area. The proposed modular office building is located on the interior of the site and is relatively small compared to the overall size of the property, and therefore, its impacts should be minimal. The project is consistent with the Red Rock Overlay, for which Title 30 states the purpose is to maintain the rural character of the area, preserve wildlife habitat, and minimize the visual impact of development on the adjacent Red Rock Canyon National Conservation Area. The request also complies with Policy NW-1.5 of the Master Plan, which promotes maintaining the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #6

Staff has no objection to the reduction in departure distance or the request not to install a commercial curb return driveway along Eagle Ranch Drive. The applicant worked with staff on the placement of the driveway. As Wigwam Avenue terminates to the east, staff believes this location provides the safest access to the site.

Staff Recommendation

Approval of waivers of development standards #1 through #4, #6, and the design review; denial of waiver of development standards #5. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: September 1, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance; and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Right-of-way dedication to include 40 feet for Wigwam Avenue, a portion of a cul-de-sac and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC: Red Rock - approval.
APPROVALS: 3
PROTESTS: 1

APPLICANT: CACTUS WORLD, LLC
CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135