

RETAIL CENTER/VEHICLE WASH
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400002 (UC-18-0617)-SKID HOLDINGS, LLC:

USE PERMIT FIRST EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.

DESIGN REVIEWS for the following: **1)** retail building; **2)** restaurant with drive-thru; **3)** vehicle (automobile) wash; and **4)** water vending structure on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012

USE PERMIT:

Reduce the setback of a vehicle (automobile) wash from a residential use to 150 feet where a minimum of 200 feet is required per Table 30.44-1 (a 25% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8575 Blue Diamond Road
- Site Acreage: 1.9
- Project Type: Retail building/restaurant with drive-thru/vehicle (automobile) wash/water vending structure
- Number of Stories: 1
- Building Height (feet): 27 (retail building)/17 feet 7 inches (restaurant with drive-thru)/28 (vehicle (automobile) wash)/14 feet 4 inches (water vending structure)
- Square Feet: 6,401 (retail building)/450 (restaurant with drive-thru)/2,364 (vehicle (automobile) wash)/108 (water vending structure)
- Parking Required/Provided: 37/41

Site Plans

The previously approved plans show a proposed retail center consisting of a retail building, a restaurant (coffee shop) with drive-thru, a vehicle (automobile) wash, and a water vending structure. The retail building is located approximately 19 feet from the south property line. The vehicle (automobile) wash is approximately 150 feet from the south property line and the residential use to the south. The restaurant (coffee shop) with drive-thru is located on the northeast portion of the site, while the water vending structure is centrally located on the site. Nine vacuum bays for the vehicle (automobile) wash are located to the west of the vehicle (automobile) wash building. A communications tower exists on the southeast portion of the site. Access to the site is provided via a driveway off of Durango Drive. Cross access is also provided with the adjacent property to the east. A total of 41 parking spaces are provided where a minimum of 37 spaces are required.

Landscaping

Previously approved plans show street landscaping that consists of a 15 foot wide landscape area with an attached sidewalk along Blue Diamond Road, and a 15 foot wide landscape area with a detached sidewalk along Durango Drive. Additional trees are provided within the street landscape area along Blue Diamond Road in front of the vehicle (automobile) wash to screen the bay door from the street. A 15 foot wide landscape area with 36 inch box trees and an 8 foot high block wall is provided along the south property line as required per ZC-1364-06.

Elevations

The previously approved plans depict a 1 story, 27 foot high, retail building consisting of stucco finish with architectural reveals, a flat roof with parapet walls, and metal canopies. The vehicle (automobile) wash building is 1 story, 28 feet high, and is constructed of decorative metal panels, fiber cement panels, split-faced block, and a curved acrylic roof. The vacuum bay canopies are 11.5 feet high. The restaurant (coffee shop) with drive-thru is 1 story, 17 feet 7 inches high. Building materials consist of stucco finish, Hardie Board (wood) planks, and canopies. The water vending structure is 14 feet 4 inches high and is constructed of stucco finish and a metal canopy.

Floor Plans

The retail building is 6,401 square feet and depicts 7 tenant spaces. The vehicle (automobile) wash building is 2,364 square feet. The restaurant (coffee shop) with drive-thru is 450 square feet and consists of a prep area, point of sale area, and a restroom. The water vending structure is 108 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0617:

Current Planning

- Operation of the automobile wash limited to 7:00 a.m. to 9:00 p.m.;
- Provide cross access with the adjacent parcel to the east;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works - Development Review Division.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0494-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they are requesting an extension of time due to an issue with their civil engineer not being able to complete their work in a timely manner. The applicant states that plans have been submitted to the building department and progress toward commencing the project is being made; therefore, an extension of time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0617	Use permit with a design review for a vehicle wash	Approved by BCC	October 2018
DR-0038-12	Lighting for a grocery store (Fresh & Easy) - expired	Approved by BCC	March 2012
DR-0466-10	Grocery store (Fresh & Easy) - expired	Approved by BCC	December 2010
DR-1185-07	Commercial center including the adjacent parcels to the east - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site and the parcels to the east to C-2 zoning for a shopping center	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Pharmacy (Walgreens)
South	Major Development Project	R-3	Multiple family residential
East	Commercial General	C-2	Convenience store with gas pumps
West	Commercial General	C-1 & C-2	Undeveloped

The site and the properties to the north, east, and west are 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has made substantial progress toward commencement of this project as the traffic study (PW20-10874) and drainage study (PW19-15038) have been approved. In addition, the off-sites (PW19-18246) and building permits (BD19-05189) have been applied for; therefore, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until October 03, 2022 to commence.
- Applicant is advised 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: MARK STEARNS

CONTACT: MARK STEARNS, WESTSTAR ARCHITECTS, 4052 DEAN MARTIN DR,
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