

OFFICE/WAREHOUSE FACILITY  
(TITLE 30)

VALLEY VIEW BLVD/BLOCK DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0602-DIAMOND VALLEY VIEW LTD:**

**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.

**DESIGN REVIEW** for an office/warehouse facility.

Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-08-401-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Permit a throat depth of 8 feet for the driveways where a minimum throat depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 49,140
- Parking Required/Provided: 74/74

**Site Plan**

The plan depicts an office/warehouse facility consisting of 1 building located on the central portion of the parcel. Access to the site will be provided by 2 proposed driveways that are located on the northwest and southwest corners of the parcel. Parking for the facility is located on the

west side of the building. The loading docks are located on the east side of the building and will not be visible from the right-of-way.

#### Landscaping

The plan depicts a 15 foot wide landscape area with a detached sidewalk adjacent to Valley View Boulevard. The plant material within this landscape area consists of trees, shrubs, and groundcover. Other landscape areas are located adjacent to the building and within the parking area, which also consist of trees, shrubs, and groundcover.

#### Elevations

The building is 1 story with a maximum height of 27 feet. The building has a flat roof behind a parapet wall, which varies in height between 24 feet to 27 feet to break-up the roofline of the building. The exterior of the building will be constructed with concrete tilt-up panels painted in neutral colors.

#### Floor Plan

The plan depicts a 49,140 square foot shell building that will be divided into lease spaces. The area of the lease spaces and interior finish of these spaces will be completed in the future to fit the needs of the tenants of the building.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the development is consistent and compatible with existing and planned land uses in the area. The request is in conformance with the Enterprise Land Use Plan and the project will contribute to the economic diversity of the community. The applicant states that the waiver of development standards for the reduced throat depth is necessary due to the shape of the lot which makes achieving the required throat depth not practical.

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Commercial vehicle wash
East	Business and Design/Research Park	M-D	Warehouse building
West	Business and Design/Research Park	M-D	Warehouse complex

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

##### Zone Change

The use of the site as an office/warehouse facility in an M-D zone is within the range of intensity of uses allowed per the Land Use Plan designation of Business and Design/Research Park;

therefore, the request to reclassify the site to an M-D zone is in conformance to the Plan. The proposed use of the site for an office/warehouse facility is consistent and compatible with existing and planned land uses in this area. This request complies with Goal 1 of the Comprehensive Master Plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities; therefore, staff can support the zone change.

#### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Design Review

The design of the proposed facility is consistent with the architecture of existing office/warehouse facilities and distribution centers in the area. The proposed building is in compliance with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the building uses variations in building heights to break-up the roofline, and pop-outs and recesses along the walls. This design provides variations in the vertical and horizontal surfaces of the building which creates a more visually appealing facility and will improve the appearance of the area; therefore, staff can support the request.

#### **Public Works - Development Review**

##### Waiver of Development Standards

Staff has no objection to the reduced throat depths for the Valley View Boulevard driveways. Although the throat depths at each driveway do not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

#### **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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building Department - Fire Prevention**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0102-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIAMOND VALLEY LTD.

**CONTACT:** D C PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BLVD,  
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