

REATIL STORE
(TITLE 30)

HOPI ST/QUARTZ AVE
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400023 (WS-0961-17)-HURRY IT UP WE ARE BURNING DAYLIGHT LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring that the driveway must be built to full commercial standards in conjunction with a proposed retail store on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Quartz Avenue and the west side of Hopi Street within Sandy Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

201-32-410-018

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1490 Quartz Avenue
- Site Acreage: 1.9
- Project Type: Retail store
- Number of Stories: 1
- Building Height (feet): 15 to 24
- Square Feet: 8,320
- Parking Required/Provided: 34/34

Site Plans

The approved plans depict a retail store (Family Dollar) that will be centrally located on the site. The building is depicted with the following setbacks: 82 feet from Hopi Street; 106 feet from Quartz Avenue; and 107 feet from the west property line. Parking is proposed on the west and south sides of the building. The trash enclosure will be located on the northwest corner of the parking lot and set back a minimum of 94 feet from the north and west property lines. The site has 1 access point from Hopi Street and 1 access point from Quartz Avenue. Parking is distributed throughout the site.

Landscaping

The approved plans depict proposed landscaping along both rights-of-way that exceed Title 30 provisions for street landscaping. The plans also depict required buffering along the north and west property lines.

Elevations

The plans show a 1 story, approximately 24 foot high building with a 1:12 roof pitch with earth tone colors. The applicant has submitted a color schedule indicating the paint colors for all portions of the building elevations. The front of the building will face Quartz Avenue. The front elevation of the building consists of split-face decorative block and stucco siding with decorative pre-finished metal roofing as an embellishment (canopy) near the main entrance. The front elevation also contains a small parapet wall that extends the entire building width. All other elevations consist of decorative pre-finished metal roofing and decorative metal siding.

Floor Plans

The plans depict an 8,320 square foot building. The main entrance to the building will be along the south side. The sales area portion of the building will occupy the majority of the floor area and the remainder of the building will include an office, restrooms, and receiving area. The office and restrooms will be located along the west portion of the building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0961-17:

Current Planning

- 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 and application for review; 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

- 10 year review for the off-sites only;
- Driveway must be built to full commercial standards;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that fire protection may be required for this facility and to contact Fire Prevention for further information; and that automatic fire sprinklers will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the nature of the area is rural and the condition requiring commercial driveways is not in keeping with the area. The proposed retail store will have areas in which customers can tie up their horses and commercial driveways are not conducive to horse traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-19-900896 (WS-0961-17)	Extension of time to complete various permits	Approved by ZA	January 2020
WS-0961-17	Retail store with waivers of off-sites and alternative designs	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural	R-U	Undeveloped
South & East	Commercial General	R-U & C-2	Undeveloped
West	Commercial General	R-U	Undeveloped

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.

Public Works - Development Review

Staff has no objection to allowing access to the site without driveway improvements. The request will allow the commercial development on the site while leaving the non-urban street standards in place to match the surrounding area.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**Clark County Water Reclamation District (CCWRD)**

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: J. DAPPER

CONTACT: CATHY DENMAN, DENMAN DEVELOPMENT SOLUTIONS, 7213 N. JONES BLVD, LAS VEGAS, NV 89131