

10/20/21 BCC AGENDA SHEET

LIGHTING & SIGNAGE  
(TITLE 30)

LINDELL RD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0444-SDMI BD, LLC:**

**DESIGN REVIEWS** for the following: **1)** signage; **2)** lighting plan; and **3)** covered parking in conjunction with an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-24-101-003 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8945 Lindell Road
- Site Acreage: 2.2 (portion)
- Project Type: Lighting, signage, and covered parking
- Building Height (feet): 10 (carport/covered parking)
- Parking Required/Provided: 40/65

History & Site Plan

The original project was approved via UC-19-0248 with a condition for a design review as a public hearing for lighting and signage. This application was filed to satisfy that condition and to add a new carport. The plans show an office building located on the southern portion of the site, approximately 93 feet from the east property line, 58 feet from the south property line, 74 feet from the west property line, and 180 feet from the north property line. The northern portion of the site is shown as a future development. Access to the site is from Lindell Road. Future cross access is shown with the adjacent parcel to the west. A total of 65 parking spaces are provided around the perimeter of the building where a minimum of 40 parking spaces are required. A loading space and trash enclosure are located to the west of the building. A 12 space carport, which was not part of the original application, is proposed on the south property line, centrally located from east to west and set back 10 feet from the residence to the south.

### Landscaping

No changes are proposed or required to the site landscaping with this request. An intense landscape buffer will be provided along the southern property line and street landscaping along Lindell Road consists of a 15 foot wide landscaped area with detached sidewalk.

### Elevations (Covered Parking)

The plans depict a carport that is 10 feet high. The building materials consist of corrugated silver, steel roofing panels, with painted steel beams.

### Lighting

The plans depict lighting for the project consisting of pole mounted fixtures along the sides and front of the office building, 22 feet in height. Wall mounted LED lights are shown on all elevations, located 11 feet 6 inches above the ground. The fixtures measure 9 inches by 14 inches and extend 10 inches from the building. Light fixtures are also affixed under the cover of the carport. The plans indicate all lighting fixtures will be shielded.

### Signage

The plans depict a total of 6 wall signs for the office building using 3 different sign types. Sign Type A (as listed on plans) will be 34 inches tall, 27 square feet and is located on the north side of the building. Sign Type B will be 22 inches tall and 74 square feet. There will be a total of 3 of these type signs, 1 located on the north, east, and west sides of the building. Lastly, Sign Type C will be 12 inches tall and 3 square feet. There will be 2 of these types of signs, 1 each located on the north and east sides of the building. All signs will be reverse pan channel letters, with white LED halo illumination, painted black. There are no wall signs facing the residence to the south. Also, no freestanding or monument signs are proposed.

### Applicant's Justification

The applicant indicates, this request is intended to fulfill the requirements listed on the Notice of Final Action from application UC-19-0248. A design review for lighting and signage were listed as conditions of approval. This request also includes covered parking for review.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-19-0269	Vacated and abandoned Clark County patent easements located between Blue Diamond Road and Raven Avenue	Approved by PC	May 2019
UC-19-0248	Allowed offices as a principal use on a portion of 2.2 acres in an H-2 zone	Approved by PC	May 2019

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Neighborhood	H-2	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Design Review #1

The proposed signage complies with the requirements of Code and is compatible with the on-site architecture and will not impact the residential developments to the south or east. Staff also finds the signage complies with the intent of Urban Specific Policy 20 of the Comprehensive Master Plan which encourages signage to be compatible with surrounding developments. Therefore, staff can support this design review.

##### Design Review #2

The plans indicate that all lighting fixtures will be shielded and will not impact the adjacent properties. Staff finds the lighting plan complies in part with Urban Specific Policy 15 of the Comprehensive Master Plan, which states that lighting design should be sensitive to off-site uses. Therefore, staff can support this design review.

##### Design Review #3

The carport will be buffered by the landscaping and wall along the southern property line. Staff has no objections to this request, provided the carport is painted to match the office building, and includes a fascia around the edge of the roof.

#### **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**

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

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

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AJ PLANK

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