



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 31, 2023

7:00pm

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 26, 2023. (For possible action)
- IV. Approval of the Agenda for October 31, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **WS-23-0499-SEC 1910, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)
PC 11/21/23
 - 2. **UC-23-0681-2151 SUNSET, LLC:**
USE PERMIT for a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce required parking.
DESIGN REVIEWS for the following: 1) warehouse and recreational facility; and 2) increase finished grade on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Surrey Street and Sunset Road within Paradise. JG/jud/syp (For possible action)
BCC 11/21/23
 - 3. **ZC-23-0665-WHTBX DECATUR, LLC:**
ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise. MN/sd/syp (For possible action)
BCC 11/21/23
 - 4. **VS-23-0666-WHTBX DECATUR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)
BCC 11/21/23

5. **WS-23-0674-COUNTY OF CLARK (PUBLIC WORKS):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and street landscaping; **2)** waive full off-site improvements; and **3)** waive requirement for a County approved turnaround on Sur Este Avenue in conjunction with a minor subdivision map on 11.9 acres in an R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone. Generally located on the northeast corner of Paradise Road and Sur Este Avenue within Paradise. MN/bb/syp (For possible action) **BCC 11/21/23**

- VII. General Business (For possible action)
Appoint a representative and an alternate to the Community Development Advisory Committee (CDAC) for 2023/2024

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: November 14, 2023.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

September 26, 2023

MINUTES

Board Members: Susan Philipp-Chair-**EXCUSED**
Katlyn Cunningham- Vice-Chair -**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Lorna Phegley; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Vice-Chair Cunningham, at 7:00 p.m.

II. Public Comment:
None

III. Approval of September 12, 2023 Minutes

Moved by: Swartzlander
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for September 26, 2023

Moved by: Williams
Action: Approve with holding items #1, #2, #3 and #5, all items returning to the 10/10/23 Paradise TAB meeting
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **PA-23-700023-AUTOZONE INC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

2. **ZC-23-0522-AUTOZONE, INC.:**
ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

3. **VS-23-0523-AUTOZONE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

4. **SC-23-0569-29 MCCARRAN CENTER LC:**
STREET NAME CHANGE for a private drive from Harrahs Court to State of Nevada Way. Generally located on the east side of Bermuda Road and the north side of Capovilla Avenue within Paradise. MN/jud/syp (For possible action) **PC 10/3/23**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

5. **WS-23-0499-SEC 1910, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

6. **UC-23-0592-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS for the following: 1) temporary construction storage; and 2) temporary parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive noise standards; and 2) allow temporary construction, storage, and staging activities beyond daytime hours.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/jor/xx (For possible action)
BCC 10/4/23

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

7. **UC-23-0599-PARADISE 12 LLC:**
USE PERMITS for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/lm/xx (For possible action)
BCC 10/4/23

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

8. **AR-23-400118 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/rp/syp (For possible action)
PC 10/17/23

MOVED BY-Swartzlander
APPROVE-Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

9. **DR-23-0577-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for modifications to a portion of Harry Reid International Airport to construct a new improvement on a 7.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone. Generally located on the north and south sides of Russell Road (alignment), approximately 370 feet east of Las Vegas Boulevard South within Paradise. JG/sd/syp (For possible action)
PC 10/17/23

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

10. **UC-23-0578-VALLEY VIEW INDUSTRIAL INVESTORS, LP:**
USE PERMIT to allow a pharmacy in conjunction with an existing office/warehouse complex on a portion of 13.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Viking Road within Paradise. JJ/hw/syp (For possible action) **PC 10/17/23**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

11. **WC-23-400086 (WS-0462-14)-FERNANDEZ AMALIA HERNANDEZ & HERNANDEZ JORGE T:**
WAIVER OF CONDITIONS of a waiver of development standards requiring landscaping per Figure 30.64-11 along the south side of the addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (AE-60) zone within the Midtown Maryland Parkway District. Generally located on the west side of Barbara Way and the north side of Hacienda Avenue within Paradise. JG/rp/syp (For possible action) **PC 10/17/23**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

12. **WS-23-0585-PKV 1031 LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Twain Avenue and the west side of I 15 within Paradise. JJ/sd/xx (For possible action) **PC 10/17/23**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

13. **AR-23-400123 (UC-21-0332)-ERBR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/syp (For possible action) **BCC 10/18/23**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

14. **VS-23-0584-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Rogers Street located between Cameron Street and Arville Street within Paradise (description on file). MN/bb/syp (For possible action) **BCC 10/18/23**

MOVED BY-Carvalho
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

15. **WS-23-0583-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEW for finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60)
Zone. Generally located on the southeast corner of Russell Road and Rogers Street within
Paradise. MN/bb/syp (For possible action) **BCC 10/18/23**

MOVED BY-Carvalho
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

16. **TM-23-500123-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.0 acres in an M-1 (Light
Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and
Rogers Street within Paradise. MN/bb/syp (For possible action) **BCC 10/18/23**

MOVED BY-Carvalho
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 10, 2023
- IX. Adjournment
The meeting was adjourned at 7:55 p.m.

11/21/23 PC AGENDA SHEET

FOOD PROCESSING
(TITLE 30)

UPDATE
MAULE AVE/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0499-SEC 1910, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)

RELATED INFORMATION:

APN:
177-02-603-022

WAIVER OF DEVELOPMENT STANDARDS:

Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the front of the complex of an industrial building where not permitted per Section 30.60.070.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.1
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 16,291
- Parking Required/Provided: 25/31

Site Plans

The plan depicts an existing 16,291 square foot office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans show the office/warehouse building is in the central portion of the site, set back 86 feet from Maule Avenue, approximately 64 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans show that an existing 7 foot to 8 foot CMU block wall is located along the interior and rear property lines to screen the property. Parking is mainly located in the southern portion of the building with additional spaces located in the rear of the building. There are 15 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 31 parking spaces provided where 25 parking spaces are required. The 2 lots are connected through two, 25 foot to 28 foot drive aisles on either side of the building. An existing 7.5 foot tall chain-link fence secures these drive aisles. Access to the site is provided by 2 commercial driveways that access Maule Avenue spaced 75 feet apart. The plan also shows that a 48 foot by 10 foot loading dock with ramp and guardrails will be provided in the front of the building directly adjacent to the eastern drive aisle, which is recessed approximately 23.5 feet into the building. The loading dock ramp is set back approximately 61 feet from Maule Avenue.

Landscaping

The plans indicate that there will only be minor changes to the existing landscaping on-site. Along the street are 3 existing 15 foot landscape islands behind an attached sidewalk. The islands are on all sides of the provided commercial driveways. The plants provided within these landscape strips include several palm trees and shrub palms along with 2 other tree species. Within the front parking lot, landscaping is provided per Figure 30.64-14, with 2 existing landscaping terminal islands and the 15 foot street landscaping strip located adjacent to a strip of 7 parking spaces on the south side of the parking lot. In the northern portion of the southern parking lot, 2 new landscaping terminal islands have been provided each with a Red Ironbark (*Eucalyptus Sideroxylon*) tree. No additional landscaping is being provided within the northern parking area and no perimeter landscaping is being provided.

Elevations

The plans depict a 27.5 foot tall office/warehouse building. The exterior of the building will mainly consist of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks will be provided to articulate the front façade. There are several access points into the building. Along the front/south façade of the building a commercial window door system is provided on the west side of the façade with a roll-up door with a ramp located on the eastern side of the façade. Along the rear/northern façade of the building, 2 metal doors are located on both the eastern and western portions of the façade. On the side facades, there are no additional access points. Four windows are provided on the second story of the front façade to line up with the interior office area and pack lights are provided at regular intervals between the first and second stories.

Floor Plans

The plans show that there will be 2 floors within the interior of the building. The first floor will primarily be a reception and processing area. A large portion of the interior space is dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer

room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that include a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. On the second floor, there is a 1,219 square foot office space which includes an open office area, break area, restrooms, and conference room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the office/warehouse building will be used for the processing of salmon for sale to local businesses for final consumption. They state that the receiving, smoking, slicing, and packaging of the salmon will occur on-site. The applicant also states that the exterior of the building will remain mostly as is, except for the addition of a front facing loading dock. They state that deliveries will only occur once a week with semi-trucks that will back into the recessed loading dock that limits visibility. The applicant states that similar loading docks are provided in the area and that most changes to the building are interior.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-02	Waived the landscaping buffer adjacent to a residential use	Approved by PC	February 2002
ZC-1973-99	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	March 2000
ZC-0673-98	Reclassified the site from R-E to M-D zoning for a 5 building office/warehouse complex with reduced side yard setbacks - denied for APN 177-02-603-022	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Business Employment	M-D	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

In general, the purpose of requiring loading docks to be placed in the rear, screened, and recessed is to limit visibility that may cause distraction and visual disturbances to the neighboring area. Staff finds that there are similar loading docks in the area, particularly to the east of the site. In addition, the area in which the site is located other office/warehouse buildings are immediately surrounding the site, which is on a local street with limited traffic. With that said, staff finds that the location of the loading dock itself is problematic as the ramp is directly adjacent to the driveway, which limits screening opportunities and may cause trucks to enter Maule Avenue to back into the ramp. This would result in possible issues with traffic in front of the site and the viewing of the loading ramp by residences that are just beyond the adjacent industrial properties. Lastly, since the site is an existing office/warehouse building and there is an existing loading area at the rear of the site that could be modified, staff finds this request is a self-imposed hardship. For these reasons, staff cannot support this request.

Design Review

Overall, staff finds that the siting of a food (salmon) processing facility within an existing office/warehouse building is well placed given the industrial nature of the surrounding buildings. In addition, staff finds that the exterior of the building will minimally change with the building being similar in architecture to the nearby industrial buildings. The site also has nearby access to rail, air, and interstate connections. With that said, staff is greatly concerned with the siting of the loading dock in the front of the building due to nearby residences and the lack of sufficient screening landscaping within the front of the property. In addition, staff has additional concerns regarding the possible odors that may emanate from the site due to the processing and smoking of fish products, which is not a similar use to the surrounding industrial area. Therefore, staff cannot support this request.

Public Works - Development Review

Design Review

Staff cannot support this application with the loading dock opposite the easternmost driveway. Trucks will have to back into the dock from the right-of-way causing stacking of vehicle and increasing the potential for collisions.

Staff Recommendation

Denial.

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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS: 2 cards, 7 letters

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 11/21/23 – per the applicant.

APPLICANT: MARC LEMOINE

CONTACT: MARC LEMOINE, 9081 W. SAHARA AVENUE, SUITE 210, LAS VEGAS, NV 89117

11/21/23 BCC AGENDA SHEET

OFFICE/WAREHOUSE/RECREATIONAL FACILITY
(TITLE 30)

SURREY ST/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0681-2151 SUNSET, LLC:

USE PERMIT for a recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce required parking.

DESIGN REVIEWS for the following: 1) warehouse and recreational facility; and 2) increase finished grade on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the southeast corner of Surrey Street and Sunset Road within Paradise. JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-501-035

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required parking spaces to 65 spaces where 115 spaces are required per Table 30.60-1 (a 43% reduction).

DESIGN REVIEWS:

1. Office/warehouse and recreational facility (indoor soccer facility).
2. Increase finished grade to 4.5 feet where 3.5 feet was previously approved (a 29% increase) and a maximum of 3 feet is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2151 E. Sunset Road
- Site Acreage: 2.4
- Project Type: Office/warehouse and recreational facility
- Number of Stories: 2
- Building Height (feet): 36.5
- Square Feet: 6,870 (Building 1)/23,800 (Building 2)/14,000 (Building 3)

- Parking Required/Provided: 115/65
-

History & Site Plan

The property was rezoned M-D via ZC-22-0543. The original plans and design included a 6 building office/warehouse complex. The current application includes a design review for a 3 building development, with 2 office/warehouse buildings (Buildings 1 and 3) and 1 recreational facility, Building 2, (indoor soccer facility). Building 1 is 6,870 square feet including a 600 square foot mezzanine; Building 2 is 23,800 square feet including a 2,000 square foot mezzanine; and Building 3 is 14,000 square feet including an 1,800 square foot mezzanine. Access to the site is provided via Sunset Road and from Surrey Street. One hundred fifteen parking spaces are required, and 65 parking spaces are provided, necessitating a waiver of development standards to reduce the required parking spaces. Additionally, 4 bicycle spaces are provided on the site.

Due to the requirement for the building pads to be 18 inches above the grade, and for the project to drain to the street, the applicant previously requested the maximum grade at 3.5 feet via ZC-23-0543. However, due to the redesign of the site the applicant is requesting a new increase in finished grade to 4.5 feet.

Landscaping

Parking lot landscaping is provided around the buildings and along all parking areas. Per a condition of approval for ZC-22-0543, the landscaping along the east property line is an intense landscape buffer, with 24 inch box Evergreen trees, 20 feet on center, in 2 staggered rows. This intense landscape buffer is in conjunction with a 5 foot wide existing drainage easement along the east property line. The street frontage landscaping consists of a varying width landscape area along Sunset Road and Surrey Street. The landscape area along Sunset Road varies in width from 12.5 feet (approved by ZC-22-0543) to over 20 feet with an average of 15 feet of landscape area provided along the street frontage. Street landscaping along Surrey Street is provided with over 20 feet of landscaping.

Elevations

The plans depict 3 buildings with a proposed overall height of 36.5 feet. Exterior materials include painted CMU walls and painted metal panels. The buildings are tan and gray in color, with a white parapet with blue metal accent treatments with a red metal accent panel on the roof. There are store front windows on the front and side facades and roll-up doors and main doors into the warehouse area.

Floor Plans

The office/warehouse buildings (Buildings 1 and 3) range in size from 6,870 square feet to 14,000 square feet with each building having a mezzanine level. Building 2 consists of 2 indoor soccer fields, 1 is a full sized field and the other is a smaller field for practice purposes, a locker room, conference room, an office, workout room, and breakroom. The building is 23,800 square feet, including 2,000 square feet of mezzanine area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states Building 2 is for an indoor training facility (soccer). The facility is a high-level, private, member only recreational facility. Most of the building is occupied by a field that limits its occupancy. The building consists of a soccer field, where the players can play a scrimmage game. There is a smaller field where students practice passing and other skills. There are 2 conference rooms where the teams have lectures, the students are either on the field or in the conference rooms. If the parking was calculated as a training facility, they would meet the parking requirement; however, the parking for the recreation facility, has 50 parking spaces less than what is required. The applicant further states, if the entire property is calculated as a warehouse, the site would have 2 parking spaces less than what is required. The soccer facility operates at night and on the weekend, the warehouses on the site typically operate during the day during the work week. Students are dropped off and picked-up.

Additionally, the applicant states due to the requirement for the building pads to be 18 inches above the grade, and for the project to drain to the street, the original application included a request to increase the maximum grade to 3.5 feet. This was previously approved with ZC-22-0543; however, a new site design is proposed necessitating a new increase in finished grade.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0543	Reclassified 2.4 acres from C-2 to M-D zoning for an office/warehouse development	Approved by BCC	November 2022
WS-0860-07	Allowed commercial access to a minor residential collector street with design review for a motel	Approved by PC	October 2007
ZC-0990-01	Reclassified to C-2 zoning for a hotel and restaurants	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Business Employment	C-2	Motel
East	Business Employment	R-4	Multiple family residential
West	Business Employment	M-D	Office warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed recreational facility in conjunction with an office/warehouse development could be a compatible use with surrounding land uses on the subject site. Also, the building which houses the recreational facility is the farthest one from the residential development to the east of the site. However, approval of the recreational facility is dependent on a significant parking reduction waiver that staff cannot support.

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.

Staff finds the parking reduction is not a preferable option. The applicant states the proposed use will be conducted mostly during opposite hours of operations than the remaining office/warehouse complex; however, the proposed shared parking calculations still shows a 43% request for parking reduction which could result in unnecessary burdens to the surrounding neighboring properties. The large square footage of the building needs to meet a much larger parking requirement threshold than the office/warehouse use. Staff is concerned that the lack of parking for the recreational facility could create a ripple effect on the parking for other uses on the site as well as surrounding uses in the area. The applicant states that players will be dropped off at the facility for training purposes. However, this is not a guarantee and traffic congestion on and off-site could create an unsafe environment. For these reasons, staff cannot support this request.

Design Review #1

Staff finds that the design of the site itself is well sited for an office/warehouse. In addition, the site is set-up to break-up the parking lot and the bay doors are adequately screened from the street. The landscaping along the street and within the parking lot is sufficient. Additionally, the intense landscaping and 5 foot wide drainage easement along the east property line serve as a buffer for the multiple family residential development. The design of the buildings is attractive and provides for an interesting aesthetic with the unsubdued red complementing the desert tones of the rest of the site. Lastly, the site maintains a uniform design that is like other new commercial complexes within the Las Vegas Valley. Overall, staff finds the site is well designed; however, since staff cannot support the use permit and waiver of development standards requests, staff cannot support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid 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.

The property lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to review as a public hearing to address any parking issues;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0091-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: 2151 SUNSET, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0681</u> DATE FILED: <u>9-27-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10-31-23</u> PC MEETING DATE: <u>11-21-23</u> BCC MEETING DATE: _____ FEE: <u>\$1825.00</u>
	PROPERTY OWNER NAME: <u>2151 SUNSET L L C C/O M W OCHOA</u> ADDRESS: <u>901 N GREEN VALLEY PKWY STE 130</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: _____ E-MAIL: <u>Michael@WDCnevada.com</u>
	APPLICANT NAME: <u>SAME AS OWNER</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>LAS CONSULTING</u> ADDRESS: <u>1930 VILLAGE CENTER CIR BLDG 3-577</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>STEWPLAN@GMA</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-02-501-035

PROPERTY ADDRESS and/or CROSS STREETS: 2151 SUNSET

PROJECT DESCRIPTION: REVISE PREVIOUSLY APPROVED PLANS, ADD USE PERM

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature): [Signature]

Property Owner (Print): Michael Ochoa

PLANNER COPY

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 14, 2023 (DATE)

By Michael Ochoa

NOTARY PUBLIC: Karen Lee McClain



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

2

UC-23-0681

*LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

September 20, 2023

Mr. Richard Ruggles, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: Justification letter- APR-23-100984

Dear Mr. Ruggles:

Please accept this letter as our request for a design review, use permit, and waiver of development standards.

Project Description:

Existing Zoning: Designed Manufacturing (M-D)

A-E-70 Master Plan Designation: Business

Employment (BE)

Applications Requested:

- A design review for the buildings and site design.
- A design review as a public hearing for grade at 3.5 feet above existing grade.
- A Use Permit for a private recreation facility for a training facility for soccer.
- Waiver of Development Standards to reduce parking.

Subject Property:

The subject parcel is 2.46 acres located on the southeast corner Sunset Rd and Surrey St.

PLANNER COPY

The property was rezoned to M-D last year through ZC-22-0543. The plans showed 6 office/warehouse buildings, but the buildings are now being reduced and combined into three buildings.

Surrounding area

Sunset Road borders the property on the north, across Sunset is Harry Reid International Airport, zoned Public Facility (P-F). To the east, the property is zoned R-4, with a developed apartment complex. To the south is zoned C-2, and a developed La Quinta Inn. Across Surrey Street to the west, is a warehouse built in 2001 and zoned M- D, A-E 70.

Proposed Project:

This proposed project consists of three office/warehouse buildings. They are as follows:

Warehouse:

BLDG-1 (600 SF MEZZANINE) 6,870 SF

BLDG-3 (1,800 SF MEZZANINE) 14,000 SF

TOTAL WAREHOUSE 20,870 SF

SOCCER TRAINING FACILITY:

BLDG-2 (2,000 SF MEZZANINE) 23,800 SF

TOTAL AREA: 44,670 SF

The buildings are tan and gray in color, with a white parapet with blue metal accent treatments with a red metal accent panel on the roof. There are store front windows on the fronts, and a roll up door and man door into the warehouse area.

Access is provided via an access drive/fire lane from Sunset and from Surrey St. One hundred fifteen parking spaces are required, and Sixty-Five spaces are provided, using the shared parking table. There are four bicycle spaces provided. There is landscaping within the parking lot and around the perimeter of the site. Twenty-four-inch box evergreen trees, twenty feet on center, are placed adjacent to the apartments to the east. Due to the requirement for the building pads to be eighteen inches above the grade, and for the project to drain to the street, we need to request the maximum grade at 3.5 feet. This was previously approved with ZC-22-0543, however

we are requesting it again since this is a new design review for the buildings.

Buildings 1 and 3 have a yard for outside storage, surrounded by an 8-foot tall, split face block wall. They are 6870 square feet, including the mezzanine, and 14,000 square feet, respectively.

Building #2 is for training students for soccer. The facility is a high-level, private, member only Recreational Facility. The Recreational Facility will primarily be open outside daily normal business hours with minimal effect on employee load, parking availability, and business park traffic. Most of the building is occupied by a field(s) that limits its occupancy. The building consists of a soccer field, where the players can play a scrimmage game. There is a smaller field where students practice passing and other skills. There are two conference rooms where the teams have lectures, the students are either on the field or in the conference rooms.

If the parking was calculated as a training facility, they would meet the parking requirement, however, the parking for the recreation facility, we are short 50 spaces. If the entire property were calculated as warehouse, we'd be short by 2 spaces. The soccer facility operates at night and on the weekend, the warehouses on the site typically operate during the day during the work week. The parents drop the students off and pick them up, they do not stay and wait. There should be more than enough parking for the overall facility.

We believe this request to be an asset to the area and we respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

11/21/23 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

DECATUR BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0665-WHTBX DECATUR, LLC:

ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise.
MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-301-023; 162-31-301-024; 162-31-310-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 135 spaces where 141 spaces are required per Table 30.61-1 (a 4.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Project Type: Office/warehouse facility
- Building Height (feet): 50
- Square Feet: 93,353
- Parking Required/Provided: 141/135

Site Plan

The plans depict a proposed warehouse and office building with a gross square footage of 93,353 and stands 50 feet tall. Access is from Post Road, Sobb Avenue, and Decatur Boulevard. All throat depths meet the standards per the Code. The site will be divided from the adjacent property to the north with a proposed 6 foot tall CMU wall. An existing 6 foot high CMU wall

will remain on the east side of the site. A total of 141 parking spaces are required, with the applicant providing a total of 135 parking spaces and is requesting a waiver for parking reduction.

A zone change is being requested for the north parcel, APN 162-31-310-002, from the existing C-2 zone to an M-D zone to develop the parcel for an office/warehouse facility. The other 2 subject parcels, APNs 132-31-301-023 and 132-31-301-024, are currently zoned M-D. The plans depict cross access between all 3 subject parcels and with the developed C-2 zone property to the north.

Landscaping

The plans depict landscaping with detached sidewalks on both Decatur Boulevard and Post Road. The existing attached sidewalk can remain on Sobb Avenue, and the plans show an 18 foot wide landscape buffer behind the sidewalk. Internal parking lot landscaping is shown with landscape islands for every 6 parking spaces. Landscaping along the eastern property line includes medium size trees spaced ever 20 feet on center for APN 162-31-310-002, which is adjacent to an undeveloped R-E zoned parcel that is owned by the Department of Aviation. A row of trees is shown along the northern property line that is shared with the existing retail building at the southeast corner of Decatur Boulevard and Sobb Avenue.

Elevations

The plans depict a warehouse/office facility that stands 50 feet tall. The design intent, color scheme, and finishes are unique and vibrant faced while still conforming to the design of the surrounding area. The exterior materials include concrete tilt-up panels with paint finish, flat roofline with parapet walls, metal framed pop-outs, tinted curtain wall glass windows, and canopies with roll-up doors.

Floor Plans

The plans depict offices, warehouse, and loading docks.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has stated the need for a parking reduction is to increase the throat depth at Sobb Avenue due to the proximity of the adjacent driveway for APN 162-31-310-004. All parking can be easily accessed by customers and employees via walkways located at the building entrances. As shown on the site plan, all parking is to be illuminated by new 20 foot tall shielded down-light posts to comply with Clark County regulations. Adequate landscape is being provided in the form of buffers, terminal islands, and landscape fingers throughout the site. The minimum 15 feet of landscaping behind the sidewalk on Sobb Avenue will remain. All plants being used are low maintenance, low water, and native to Southern Nevada. The addition of these businesses will provide a much needed service and will be beneficial to other establishments within proximity to the proposed site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0254-07	Commercial center - expired	Approved by PC	October 2007
VS-1397-05	Vacated government patent easements - expired	Approved by PC	October 2005
UC-1371-05	Allowed an office and retail as primary use and design review for a shopping center - expired	Approved by PC	October 2005
ZC-2000-04	Reclassified to M-D zoning on APNs 162-31-301-023 and 162-31-301-024	Approved by BCC	January 2005
VS-0161-00	Vacated and abandoned patent easements on APN 162-31-310-002	Approved by BCC	March 2000
ZC-1958-99	Reclassified to C-2 zoning on APN 162-31-310-002	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	C-2	Commercial retail
South	Business Employment	C-2 & R-E	Undeveloped
East	Business Employment	M-D, M-1, & R-E	Office/warehouse & undeveloped

Related Applications

Application Number	Request
VS-23-0666	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The zoning reclassification requested by the applicant is consistent with past approvals in the area. The permitted uses allowed in M-D zoned districts would be compatible with the existing and planned uses in this area. The adjacent parcel to the east was reclassified to M-D zone for use as an office/warehouse development. Reclassifying 1 parcel from the existing C-2 zoning to M-D zoning for an office/warehouse facility would help create a large node for warehousing and light manufacturing uses and it is compatible with the area.

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.

Staff does not feel that the 4.3 percent parking reduction will impose any significant impacts to the immediate area. The justification is to allow for throat depths required by Code, which will reduce stacking and traffic hazards with traffic ingress/egress. Therefore, staff can support this request.

Design Review

The proposed building is oriented to limit the impact of the loading docks on the abutting properties and from the right-of-way. Additionally, landscape areas along the perimeter of the site will help to screen the facility from the right-of-way and improve the existing streetscape. The building is designed with architectural enhancements which will provide an appealing visual appearance. Therefore, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid 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.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an Airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Comply with approved drainage study PW23-15174;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Post Road;
- Applicant to construct a median on Post Road at signalized intersection.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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;
- 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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0362-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BRANDON STRONKS
CONTACT: BRANDON STRONKS, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY,
HENDERSON, NV 89052

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
(ORIGINAL APPLICATION #)
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: ZC-23-0665 DATE FILED: 9/25/23
 PLANNER ASSIGNED: SWD
 TAB/CAC: Paradise TAB/CAC DATE: 10/31/23
 PC MEETING DATE: _____
 BCC MEETING DATE: 11/21/23
 FEE: \$2,200

PROPERTY OWNER

NAME: WHTBX Decatur, LLC
 ADDRESS: 3600 W. Segerstrom Ave.
 CITY: Santa Ana STATE: CA ZIP: 92704
 TELEPHONE: (949) 282-4652 CELL: _____
 E-MAIL: dgermann@main.inc

APPLICANT

NAME: SAME AS PROPERTY OWNER
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: SCA Design
 ADDRESS: 2525 W. Horizon Ridge Pkwy 230
 CITY: Henderson STATE: NV ZIP: 89052
 TELEPHONE: 702-719-2020 CELL: _____
 E-MAIL: projects@scadesign.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-301-023, 162-31-301-024, 162-31-310-002

PROPERTY ADDRESS and/or CROSS STREETS: S Decatur and Post

PROJECT DESCRIPTION: 94,055 s.f. concrete panel tilt-up construction warehouse and office building. Rezone parcel 162-31-310-002 to (M-D)

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code. That the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. I, (We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert Scott Germann
 Property Owner (Signature)*

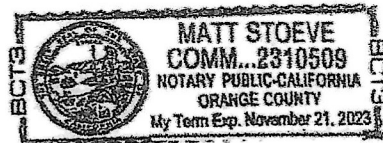
Robert Scott Germann
 Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF ORANGE

SUBSCRIBED AND SWORN BEFORE ME ON 2/15/2023 (DATE)

By ROBERT SCOTT GERMAN

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



2580 St. Rose Parkway, Suite 308
Henderson, NV 89074

Tel: (702) 719-2020 Fax (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Cohen, Architect (License No. 7701)

August 17, 2023

Clark County Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

20-23-0665

RE: Justification Letter for proposed design review for Main Electric Supply Warehouse at the corner of S Decatur Blvd. and Post Rd. (APN: 162-31-301-023, 162-31-301-024, and 162-31-310-002).

Please accept this justification letter for the proposed construction of (1) warehouse and office building located North of Post Rd. and S. Decatur Blvd. (APN: 162-31-301-023, 162-31-301-024, and 162-31-310-002) currently zoned as Design Manufacturing (M-D) and General Commercial (C-2). Through this design review, we respectfully request your approval recommendation for the development of this site.

Through this design review on, behalf of our client, we respectfully ask for your approval of following:

- 1) Vacation for detached sidewalks
- 2) Relinquishment of easement along the southern property lines of APNs 162-31-310-004 & 005
- 3) Rezoning of parcel 162-31-310-002 to a M-D zone
- 4) Request to vacate 5 feet of right-of-way along Decatur Boulevard and Post Road

Please see the provided justification letter for these vacations.

The proposed warehouse and office building has a gross square footage of 94,965 square feet and stands 50'-3" tall. The design intent, color scheme, and finishes are unique and vibrant faced while still conforming to the design of the surrounding area. The contemporary massing of the building creates an aesthetic that is attractive and pleasing to the eye. The design intent, color scheme, and finishes are harmoniously blending with the ongoing new construction in the Las Vegas Valley and create exciting addition to current collection of warehouses and offices in the surrounding area. With 142 required parking spaces and 3 provided driveways the parking traffic load is less than 50 for each driveway. The throat depth requirement for a parking load <50 shall be at minimum 25' at each driveway. Where 48' minimum is required, the site is accessible from S. Decatur Blvd. via 26'-0" wide entry and 25'-0" wide exit driveways separated by a median as well as ADA compliant pedestrian walkways. The throat depth is 30'-8" for the driveway entering from Decatur Blvd. Where 32' minimum is required, the site is accessible from Post Rd. via 36'-0" driveway with vertical lift motorized security gated access, as well as ADA compliant pedestrian walkways. The throat depth provided is 28'-6". Where 32' minimum is required, the site is accessible from Sobb Rd. via 35'-0" driveway with vertical lift motorized security gated access. The throat depth from Sobb Ave. is 50'-0" to the gate. All gates are to be

open during business hours. The site will be divided from the adjacent property to the NW with a 6' tall CMU wall providing a separation between businesses. An existing 6' high CMU wall will remain on the East side maintaining separation from businesses on that side.

142 total parking spaces are required, a total of 135 parking spaces are provided including 5 car accessible spaces. We are requesting a waiver to reduce the amount of parking in order to increase the throat depth at Sobb Ave. due to the proximity of the adjacent driveway at parcel 162-31-310-004. 4 bicycle parking spaces are also being provided. All parking can be easily accessed by customers and employees via walkways located at the building entrances. As shown on the site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the buildings which will help illuminate the surrounding walkways, making a safe and illuminated environment.

Adequate landscape is being provided in the form of buffers, terminal islands, and landscape fingers throughout the site. Per Section 30.64.303.L.4, when attached sidewalks are allowed to remain per Section 30.64.303.L.3 15 feet of landscaping is required behind the sidewalk. We are maintaining the minimum 15' of landscaping from the sidewalk on Sobb Ave. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

One new proposed uncovered trash enclosure is located on the site, which will be constructed of 6-foot-high split-faced CMU walls. The enclosures shall be illuminated by a light pole to keep it safe for employees and away from vandalism.

The addition of these businesses will provide a much-needed service and will be beneficial to other establishments within proximity to the proposed site. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Brandon Stronks
SCA Design

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

DECATUR BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0666-WHTBX DECATUR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-301-023; 162-31-301-024; 162-31-310-002

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The request is to vacate patent easements around the boundaries of APNs 162-31-301-023 and 162-31-301-024. Additionally, a vacation of 5 feet of right-of-way adjacent to APN 162-31-301-023 is necessary for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0254-07	Commercial center - expired	Approved by PC	October 2007
VS-1397-05	Vacated and abandoned government patent easements - expired	Approved by PC	October 2005
UC-1371-05	Allowed an office and retail as a primary use and design review for a shopping center - expired	Approved by PC	October 2005
ZC-2000-04	Reclassified from R-E to M-D zoning on APNs 162-31-301-023 and 162-31-301-024	Approved by BCC	January 2005
VS-0161-00	Vacated and abandoned patent easements on APN 162-31-310-002	Approved by BCC	March 2000
ZC-1958-99	Reclassified from R-E to C-2 zoning on APN 162-31-310-002	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	C-2	Commercial retail
South	Business Employment	C-2 & R-E	Undeveloped
East	Business Employment	M-D, M-1, & R-E	Office/warehouse & undeveloped

Related Applications

Application Number	Request
ZC-23-0665	A zone change for a warehouse/office facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Post Road;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRANDON STRONKS

CONTACT: BRANDON STRONKS, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY,
HENDERSON, NV 89052

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0666</u>	DATE FILED: <u>9/29/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>10/31/23</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>11/21/23</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>WHTBX Decatur, LLC</u>
	ADDRESS: <u>3600 W. Segerstrom Ave.</u>
	CITY: <u>Santa Ana</u> STATE: <u>CA</u> ZIP: <u>92704</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>WHTBX Decatur, LLC</u>
	ADDRESS: <u>3600 W. Segerstrom Ave.</u>
	CITY: <u>Santa Ana</u> STATE: <u>CA</u> ZIP: <u>92704</u>
	TELEPHONE: <u>702-772-1777</u> CELL: <u>702-772-1777</u>
	E-MAIL: <u>grant.braverman@mainelectricsupply.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW, Inc. / Nate Ellerd</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2182</u> CELL: <u>702-373-2680</u>
	E-MAIL: <u>nellerd@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-301-023 and 162-31-301-024

PROPERTY ADDRESS and/or CROSS STREETS: S Decatur Boulevard and W Post Road

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein, are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]
 Property Owner (Signature)*
 STATE OF NEVADA California
 COUNTY OF ORANGE
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 15, 2023 (DATE)
 By Christie Atwell
 NOTARY PUBLIC: [Signature]

R. Scott Germain
 Property Owner (Print)



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



2680 St. Rose Parkway, Suite 305
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9676
Gary L. Carlson, Architect (License No. 1859)
Sheldon Cohen, Architect (License No. 7701)

August 17, 2023

Clark County Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

VS-23-0666

RE: Justification Letter for proposed design review for Main Electric Supply Warehouse at the corner of S Decatur Blvd. and Post Rd. (APN: 162-31-301-023, 162-31-301-024, and 162-31-310-002).

Please accept this justification letter for the proposed construction of (1) warehouse and office building located North of Post Rd. and S. Decatur Blvd. (APN: 162-31-301-023, 162-31-301-024, and 162-31-310-002) currently zoned as Design Manufacturing (M-D) and General Commercial (C-2). Through this design review, we respectfully request your approval recommendation for the development of this site.

Through this design review on, behalf of our client, we respectfully ask for your approval of following:

- 1) Vacation for detached sidewalks
- 2) Relinquishment of easement along the southern property lines of APNs 162-31-310-004 & 005
- 3) Rezoning of parcel 162-31-310-002 to a M-D zone
- 4) Request to vacate 5 feet of right-of-way along Decatur Boulevard and Post Road

Please see the provided justification letter for these vacations.

The proposed warehouse and office building has a gross square footage of 94,965 square feet and stands 50'-3" tall. The design intent, color scheme, and finishes are unique and vibrant faced while still conforming to the design of the surrounding area. The contemporary massing of the building creates an aesthetic that is attractive and pleasing to the eye. The design intent, color scheme, and finishes are harmoniously blending with the ongoing new construction in the Las Vegas Valley and create exciting addition to current collection of warehouses and offices in the surrounding area. With 142 required parking spaces and 3 provided driveways the parking traffic load is less than 50 for each driveway. The throat depth requirement for a parking load <50 shall be at minimum 25' at each driveway. Where 48' minimum is required, the site is accessible from S. Decatur Blvd. via 26'-0" wide entry and 25'-0" wide exit driveways separated by a median as well as ADA compliant pedestrian walkways. The throat depth is 30'-8" for the driveway entering from Decatur Blvd. Where 32' minimum is required, the site is accessible from Post Rd. via 36'-0" driveway with vertical lift motorized security gated access, as well as ADA compliant pedestrian walkways. The throat depth provided is 28'-6". Where 32' minimum is required, the site is accessible from Sobb Rd. via 35'-0" driveway with vertical lift motorized security gated access. The throat depth from Sobb Ave. is 50'-0" to the gate. All gates are to be

open during business hours. The site will be divided from the adjacent property to the NW with a 6' tall CMU wall providing a separation between businesses. An existing 6' high CMU wall will remain on the East side maintaining separation from businesses on that side.

142 total parking spaces are required, a total of 135 parking spaces are provided including 5 car accessible spaces. We are requesting a waiver to reduce the amount of parking in order to increase the throat depth at Sobb Ave. due to the proximity of the adjacent driveway at parcel 162-31-310-004. 4 bicycle parking spaces are also being provided. All parking can be easily accessed by customers and employees via walkways located at the building entrances. As shown on the site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the buildings which will help illuminate the surrounding walkways, making a safe and illuminated environment.

Adequate landscape is being provided in the form of buffers, terminal islands, and landscape fingers throughout the site. Per Section 30.64.303.L.4, when attached sidewalks are allowed to remain per Section 30.64.303.L.3 15 feet of landscaping is required behind the sidewalk. We are maintaining the minimum 15' of landscaping from the sidewalk on Sobb Ave. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

One new proposed uncovered trash enclosure is located on the site, which will be constructed of 6-foot-high split-faced CMU walls. The enclosures shall be illuminated by a light pole to keep it safe for employees and away from vandalism.

The addition of these businesses will provide a much-needed service and will be beneficial to other establishments within proximity to the proposed site. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Brandon Stronks
SCA Design

11/21/23 BCC AGENDA SHEET

OFF-SITES & ACCESS
(TITLE 30)

PARADISE RD/SUR ESTE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0674-COUNTY OF CLARK (PUBLIC WORKS):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) waive full off-site improvements; and 3) waive requirement for a County approved turnaround on Sur Este Avenue in conjunction with a minor subdivision map on 11.9 acres in an R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone.

Generally located on the northeast corner of Paradise Road and Sur Este Avenue within Paradise.
MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-10-601-002; 177-10-601-025 through 177-10-601-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate sidewalk and street landscaping along Sur Este Avenue where detached sidewalks and landscaping are required per Figure 30.64-17.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights and partial paving) along Sur Este Avenue where required per Section 30.52.040.
3. Waive requirement for a County approved turnaround on Sur Este Avenue where required per Section 30.52.030.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)
WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7530 Paradise Road
- Site Acreage: 11.9
- Number of Lots/Units: 2 minor subdivision map (parcel map)
- Project Type: Off-sites and landscaping

Site Plan

A fire station was approved by ZC-0397-05 on APN 177-10-601-026 and constructed in 2009. The County is proposing a parcel map to create a lot for the fire station and a lot for the remaining R-E zoned property for future development by others. Parcel map MSM-22-600101 will create a legal parcel for the fire station located on APN 177-10-601-026, a 2.2 acre parcel. The remaining 9.2 acres APN 177-10-601-025 and 0.4 acres APN 177-10-601-002 are to be developed by others. The improvements associated with Sur Este Avenue are proposed to be waived until future development by others. Access to the property is from Eldorado Lane on the north, Paradise Road on the west, and Sur Este Avenue from the south. Eldorado Lane has a paved 60 foot right-of-way with attached sidewalk and a cul-de-sac turnaround. Paradise Road has an existing 80 foot right-of-way, attached sidewalk adjacent to the undeveloped lands, and meandering sidewalk adjacent to the fire station. Sur Este Avenue has 60 feet of partially dedicated right-of-way, no off-sites developed, and no approved turnaround.

Landscaping

The request includes waiving landscaping along Sur Este Avenue for detached sidewalk and landscaping as shown in Figure 30.64-17 and section 30.64.030. Installation of landscaping is proposed to be done by others at the time of development.

Signage

Signage is not a part of this request.

Applicant's Justification

Clark County Public Works is requesting waivers of development standards prior to the 2 lot parcel map proposed with MSM-22-600101. No development is proposed at this time and the existing fire station on APN 177-10-601-026 was built in 2009 after approval of ZC-0397-05. The purpose of the parcel map is to create a legal lot for the existing fire station that was built on the leased property. Two lots are proposed with the new parcel map. One lot will be for the fire station and the remaining 2 parcels will be merged into 1 lot with the proposed map. The parcel map preliminary review letter required dedication of an approved County turnaround at the east end of Sur Este Avenue, and is the subject of 1 of the waiver requests. The intent of the other waiver requests is to have full off-sites and landscaping deferred until others develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0472-08	Extension of time for fire station #29	Approved by ZA	April 2008
ZC-0397-05	Reclassified from R-E to P-F zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	I-215
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-1 & R-D	Single family residential

Related Applications

Application Number	Request
MSM-22-600101	A 2 lot parcel map is being administratively reviewed.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers 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.

Waiver of Development Standards #1

The proposed parcel map creating 2 lots will not require construction or development of homes. The development of a detached sidewalk and installation of landscaping would not meet the intent of Title 30 to install improvements at the time of development. The fire station has already made required improvements at the southeast corner of Paradise Road and Eldorado Lane. Requiring improvements at the time of development is consistent with the Master Plan and Title 30. Staff recommends approval of this request.

Public Works - Development Review

Waivers of Development Standards #2 & #3

Staff has no objection to not install full off-site improvements and a County approved turnaround on Sur Este Avenue with this parcel map, as the map is required to legalize a lot.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Code compliant landscaping and sidewalks shall be installed with future development, as determined by Comprehensive Planning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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

- Right-of-way dedications, technical studies, and off-site improvements will be required at the time of development.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAYLA CASSELLA

CONTACT: KAYLA CASSELLA, VTN, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0674</u> DATE FILED: <u>9-26-23</u> PLANNER ASSIGNED: <u>RR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10-31-23</u> PC MEETING DATE: <u>11-21-23</u> BCC MEETING DATE: _____ FEE: <u>N/A</u>
	PROPERTY OWNER NAME: <u>COUNTY OF CLARK (FIRE DEPARTMENT)</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: <u>LISAK@CLARKCOUNTYNV.GOV</u>
	APPLICANT NAME: <u>CLARK COUNTY - DEPUTY COUNTY SURVEYOR - TRAVIS HOUSTON</u> ADDRESS: <u>500 SOUTH GRAND CENTRAL PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-6150</u> CELL: _____ E-MAIL: <u>HOUSTON@CLARKCOUNTYNV.GOV</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-10-601-026

PROPERTY ADDRESS and/or CROSS STREETS: PARADISE ROAD & ELDORADO LANE

PROJECT DESCRIPTION: 2 LOT PARCEL MAP

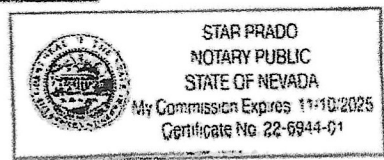
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] REAL PROPERTY MANAGEMENT, LISA KREMER, DIRECTOR
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 23, 2023 (DATE)
 By LISA KREMER, DIRECTOR of Real Property Management

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

April 26, 2023

Kayla Cassella
VTN Nevada
2727 S. Rainbow Blvd
Las Vegas, NV 89146-5148

Dear Ms. Cassella,

Below please find Planning staff's comments for APR-23-100423.

All code references may be found in Title 30 Clark County Unified Development Code at: https://www.clarkcountynv.gov/government/departments/comprehensive_planning_department/library/title_30.php

Per discussions held between Comprehensive Planning staff and Tina Garrison-Bermudez and Steve Williams of the Clark County Mapping Team, please make the following modifications and changes to the Justification Letter and the Parcel Exhibit:

1. The first waiver request should be amended to state "to eliminate the requirement for detached sidewalks and landscaping." This is a required by 30.64.030.1.3 and depicted in Figure 30.64-17.
2. The second waiver should be amended to state "to eliminate the requirement for full offsites, except paving." Paving requirements cannot be waived per 30.52.120.c.1.
3. The third waiver needs to be eliminated as this is not an item that may be waived.
4. On the parcel exhibit, please show the location and width of the existing right-of-way and future right-of-way to be dedicated for Sur Este Avenue, including future half cul-de-sac bulb at end of street. See redlines on attachment. Drawings should reflect any previous discussions/comments from Mapping Team and Survey Office.

Once all comments, including any comments from Public Works are addressed, upload the revisions to the on-line portal. Please e-mail me directly at richard.ruggles@clarkcountynv.gov informing me that the revisions are ready for review as staff does NOT get automatic e-mails/notifications regarding the uploaded documents. ***Please do not delete any plans or documents from the initial pre-application submittal to the on-line portal until after any comments have been provided by Public Works – Development Review staff.***

Please respond within seven calendar days from the date that the Public Works comments are received. Additional time may be granted upon request. However, if there is no response within this time frame, your application may be subject to being expired and marked void and no further action will be taken on this request. If this request is voided, beginning in early May you may make an appointment online for an in-person application review which will be replacing the online APR process.

PLANNER COPY

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Rich Ruggles, AICP
Principal Planner
Clark County Comprehensive Planning Department
Direct: (702) 455-5620
richard.ruggles@clarkcountynv.gov



September 12, 2023

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

SUBJECT: COMMENT RESPONSE LETTER FOR PRE-REVIEW OF APR-23-100423

Dear Mr. Ruggles,

The Waiver of Development Standards application is being resubmitted for additional review to address the Pre-Review Planning (4/26/2023) comments.

1. The first waiver request should be amended to state "to eliminate the requirement for detached sidewalks and landscaping." This is a required by 30.64.030.1.3 and depicted in Figure 30.64.17.

Response

The first waiver has been updated to include a waiver of the landscaping.

2. The second waiver should be amended to state "to eliminate the requirement for full offsites, except paving." Paving requirements cannot be waived per 30.52.120.c.1.

Response

The second waiver has been updated to state except minimum paving as advised by the Clark County Map Team in order to waive any civil improvements as the map is to only create legal lots.

3. The third waiver needs to be eliminated as this is not an item that may be waived.

Response

The third waiver has been revised to request to waive the requirement for a County approved turnaround on Sur Este Avenue as advised by the Clark County Map Team.

4. On the parcel exhibit, please show the location and width of the existing right-of-way and future right-of-way to be dedicated for Sur Este Avenue, including future half cul-de-sac bulb at end of street. See redlines on attachment. Drawings should reflect any previous discussions/comments from Mapping Team and Survey Office.

Response

The dimensions of the existing right-of-way and future right-of-way has been added to the parcel exhibit/site plan. The cul-de-sac bulb is not being shown because it is being requested to be waived.

I hope this addresses your concerns regarding this project. If there are any questions or any additional information is required, please contact this office.

Sincerely,

VTN Nevada

Kayla Cassella