

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400096 (WS-23-0107)-GROUP XIII PROPERTIES LP:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** modified driveway design; and **2)** alternative landscaping along a street.

DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** finished grade; and **3)** alternative parking lot landscaping on 8.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75, AE-80, & APZ-2) Overlay.

Generally located north of Cheyenne Avenue and west of Marion Drive within Sunrise Manor.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-401-008

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce throat depth for the northern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - b. Reduce throat depth for the central driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - c. Reduce throat depth for the southern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - d. Reduce the departure distance from the northern driveway along Marion Drive to the intersection of Marion Drive and Colton Avenue to 158 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 17% reduction).
2. Allow a proposed attached sidewalk with 15 feet of landscaping along Cheyenne Avenue where a detached sidewalk is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Office/warehouse.
2. Increase finished grade to 5 feet where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).
3. Allow alternative parking lot landscaping (fewer landscape islands) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3255 Marion Drive
- Site Acreage: 8.7
- Project Type: Office/warehouse
- Number of Stories: 1 (with 2,500 square foot office mezzanines)
- Building Height (feet): 43
- Square Feet: 86,284 (Building 1)/50,533 (Building 2)/23,280 (Building 3)/160,097 (total)
- Parking Required/Provided: 241/254

Site Plan

The approved plan depicts a distribution center with 3 buildings located on 8.7 acres on the north side of Cheyenne Avenue, the south side of Colton Avenue, and the west side of Marion Drive. Access is shown along Marion Drive with 3 driveways, nearly equally distributed along the frontage. Originally, the north driveway did not meet the required departure distance to Colton Avenue and was the subject of one of the waiver requests, and all 3 driveways required a throat depth waiver. A revised plan was presented at the June 21, 2023 Board of County Commissioner's meeting which showed revised numbers for those waiver requests. The buildings are separated by 2 interior drive aisles and connected with north/south drive aisles around the buildings. Trash enclosures are located along the west side property lines. Portions of this property are located in the Airport Environs (AE-75, AE-80, and APZ-2) Overlay. A known earthquake fault line runs east and west through the south end of this property, with neither building located over the estimated fault line. Gates control access to the secure loading dock areas are located on the east side of the buildings, and the loading docks are facing west.

Landscaping

The approved revised plan submitted at the June 21, 2023 Board of County Commissioner's meeting, detached sidewalks are depicted along Colton Avenue, and Marion Drive, and attached sidewalks along Cheyenne Avenue. Colton Avenue landscaping includes a total of 22 foot wide area of intense landscaping to buffer the site from the residential uses to the north. Marion Drive is shown with landscape strips that ranges from 8 feet to 28 feet in total width. Cheyenne Avenue has a 15 foot wide landscaped area behind the attached sidewalk. The planting area along the west property line is less than 8 feet in width and the parking spaces do not include landscape fingers, but the total number of trees (179) on the property exceeds the minimum required of 40 large trees or 60 medium trees. Small shrubs are located on the north, east, and south sides of each building, and adjacent to walkways.

Elevations

The approved plans depict buildings up to 43 feet in height with concrete tilt-up panel construction with reveals, wall returns, medium reflective glass in clear anodized aluminum storefront entrances, metal awnings over entry doors, multi-tone paint, and clerestory windows

for accent and natural lighting. Mechanical equipment will be screened and set back from the edge of the roof. Roll-up doors are on the west side of the buildings.

Floor Plans

The approved plans depict Building 1 on the north side of the property and split into 3 units, each with a 2,500 square foot office area along the east side of the building and 1 at the northeast corner of the building. The office spaces include a mezzanine area of the same size. Building 2 in the middle of the property is shown with 2 units, each with a 2,500 square foot office area with mezzanine space. Building 3 has 1 unit with a 2,500 square foot office space and mezzanine area. Building 1 is 86,284 square feet, Building 2 is 50,533 square feet, and Building 3 is 23,280 square feet in area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0107:

Comprehensive Planning

- Per plans presented;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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 is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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;
- Full off-site improvements.
- 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0114-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the proposed extension of time is required due to long lead times related to review requirements by several governing jurisdictions. Clark County Public Works is in the process of reviewing for bond estimate approval in the next few weeks. All the required easements and right-of-way vacations have been recorded. The building plans are currently being reviewed and revised by the architect. Southern Nevada Water Authority is ready for mylar approval and NDOT approval is expected soon. Utility elevations are being determined by a subcontractor and the Southern Nevada Water Authority.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0107	Waivers of development standards for landscaping and driveway design, design review for finished grade and alternative parking lot landscaping for an office/warehouse	Approved by BCC	June 2023
DR-1257-07	Distribution center – expired	Approved by BCC	December 2007
VS-1130-07	Vacated and abandoned a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2007
TM-0263-07	1 lot industrial subdivision - expired	Approved by PC	November 2007
DR-1667-05	Office warehouse complex - expired	Approved by BCC	December 2005
WS-0133-05	Waived screening and buffering of loading docks - expired	Approved by BCC	March 2005
ZC-1599-04	Reclassified the north half of the property from R-E to M-D zoning	Approved by BCC	October 2004
ZC-1099-04	Reclassified the south half of the property from R-E to M-D zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75, AE-70)	Single-family residential
South &	Business Employment	IL (AE-75, AE-80, & APZ-2)	Distribution center
East	Business Employment	IP (AE-75, AE-80, APZ-1, & APZ-2)	Warehouse
West	Business Employment	IL (AE-80, & APZ-2)	Freight trucking company

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated that they have continued to make progress toward commencement of the project: an off-site permit (PW24-12176) has been submitted to the Public Works Department; the traffic study and drainage study were approved by Public Works; the applicant has recorded the easements and right-of-way vacation; building permits (BD24-03656, BD24-03680, BD-24-03684) have been submitted to the Building Department and are currently under review; and the applicant has worked with Southern Nevada Water Authority and NV Energy closely to obtain their approval/concurrence. Therefore, staff can support the request for an extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until June 21, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: SCOTT L. SCHOFIELD

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