

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0663-5080 JUDSON AVE, LLC:**

**USE PERMIT** for outdoor storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** reduce the height of the security fencing wire; and **3)** eliminate on-site parking.

**DESIGN REVIEW** for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor.  
TS/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-502-009; 140-20-502-013; 140-20-502-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Judson Avenue where 10 feet of landscaping consisting of 1 large tree provided every 30 feet on center and 3 shrubs is required per Section 30.04.01D.
2. Reduce the height of security fencing wire to 7.5 feet where security wire shall be no less than 8 feet above ground per Section 30.04.03D (a 6% decrease).
3. Eliminate on-site parking where 10 on-site parking spaces are required per Section 30.04.04D and Table 30.04-2 (a 100% decrease).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5060 Judson Avenue & 5080 Judson Avenue
- Site Acreage: 2.58
- Project Type: Manufacturing and production with outdoor storage
- Number of Stories: 1
- Building Height (feet): 17 feet, 8 inches
- Square Feet: 13,716
- Parking Required/Provided: 11/5

### History & Site Plan

The subject site was rezoned from M-D to M-1 in 1992 for a warehouse addition with outdoor storage on APN 140-20-502-015 the southern parcel. In 2001, off-street parking was reduced in conjunction with an industrial building addition. Most recently in 2024, a design review was approved for an office/warehouse addition on the northern parcels (140-20-502-013 and 140-20-502-009). This design review did not include the existing development on APN 140-20-502-015 that needs to be brought up to the current Title 30 standards. The plan shows an existing 13,716 square foot manufacturing building with an office located on APN 140-20-502-015. The existing building has a front setback of 25 feet, 6 inches from Judson Avenue and an interior side setback of 5 feet from the eastern property line. A 40 foot wide existing private access easement is located along the western side of the property which provides access to the northern parcels (140-20-502-013 and 140-20-502-009), which are undeveloped. On the west side of the building are north and south outdoor storage areas separated by a middle storage area which is located under a partially enclosed canopy. A use permit is requested because the outdoor storage areas are not screened and are visible from Judson Avenue.

An existing 7 foot, 10 inch high security fence is located along the east side of the easement. Two 20 foot wide gates provide access to the north storage area which includes an existing trash enclosure. A 30 foot wide gate provides access to the south storage area. The security fence extends along the front property line behind an existing attached 5 foot wide sidewalk and continues along a portion of the east property line to the east side of the existing building. A 3 foot wide gate provides pedestrian access through the security fence between the office entrance and the public sidewalk. An additional existing 7 foot, 10 inch security fence is located along the west property line. The plan depicts 5 on-street parking spaces along Judson Avenue.

The applicant is requesting to reduce the height of security fencing wire to 7.5 feet where security wire shall be no less than 8 feet above ground per code. Furthermore, the applicant is requesting to eliminate on-site parking per Section 30.04.04D.1.

Eleven parking spaces are required per code; however, the site is within 1,000 feet of a transit stop which reduces the required on-site parking by 1 parking space. No parking spaces are shown on the plan, but the applicant is proposing to provide 5 on-street parking spaces along Judson Avenue, adjacent to the south property line.

### Landscaping

No landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate street landscaping along Judson Avenue where 10 feet of landscaping consisting of one large tree provided every 30 feet on center and 3 shrubs is required per code.

### Elevations

Photos of the existing building indicate a building with a block façade, and several roll up doors located on the west side that open onto 2 existing fenced outdoor storage yards. A middle storage area is located under a 13 foot tall canopy which is partially enclosed with corrugated metal panels on the west and south sides. The south side of the building includes an office with rock and stucco façade on 3 sides with a flat roof. The north side of the building includes a metal

façade. The photos also depict the 3 existing rolling gates and 1 pedestrian access gate located in the security fence.

### Floor Plans

The plans show the existing building is divided into two shops that are 6,233 square feet and 6,050 square feet. The front of the building also includes a 1,433 square foot office. There are also four 10 foot,4 inch wide roll-up doors into the building.

### Applicant's Justification

The manufacturing business needs outdoor storage areas for new material arrivals that are used for future fabrication jobs. The business specializes in fabrication of countertops and surfaces and custom and manufactured kitchen and bathroom renovations. The applicant is requesting a use permit for outdoor storage without screening. Five on-street parking spaces are available where 11 spaces are required. The applicant also requests to waive street landscaping because an existing security fence is located where the street landscaping would be located. An estimated 4 street trees are not provided. Finally, a waiver is requested to allow an existing security fence to have security wire a minimum of 7.5 feet in height where 8 feet is required.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-24-0374	Design review for an addition to an existing office/warehouse	Approved by PC	September 2024
WS-2001-03	Reduced required off street parking in conjunction with an industrial building addition	Approved by PC	February 2004
ZC-0192-92 (ET-0004-97)	Second extension of time to reclassify from M-D to M-1 for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	January 1997
ZC-0192-92 (ET-0008-95)	First extension of time to reclassify from M-D to M-1 for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	January 1995
ZC-0192-92	Reclassified from M-D to M-1 for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	February 1997
AC-0123-83	Construct and maintain an office and warehouse complex	Approved by PC	September 1983
AC-0053-82	Construct and maintain an office and warehouse complex	Approved by PC	May 1982
AC-0094-81	Construct and maintain 2 office and warehouse buildings	Approved by PC	June 1981

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-65 & APZ-2)	Distribution center

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Public Use & Business Employment	IL & CG (AE-65)	Outdoor storage, vehicle repair, & body shop
East	Business Employment & Corridor Mixed-Use	IL & CG (AE-65 & APZ-2)	Vehicle repair, vehicle maintenance, vehicle wash, & retail
West	Business Employment	IL (AE-65 & APZ-2)	Mini-warehouse & undeveloped

### **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**

##### Use Permit

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the subject site has historically featured industrial uses, and that outdoor storage is an existing use on many properties in the surrounding area, making the subject site suitable for outdoor storage. However, staff finds that the applicant can adequately screen the outdoor storage areas from the right-of-way since there is existing fence adjacent to the outdoor storage areas. Although the proposed use is compatible with other industrial developments in the area; since staff does not support waivers of development standards #1, #3, and design review, staff cannot support this request.

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Waiver of Development Standards #1

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. In this case, however, there

is an existing security fence which is located immediately behind an attached sidewalk which does not provide the required 10 feet of width necessary for a landscape strip for the street trees and shrubs. There is enough room to relocate the existing security fence so that a 10 foot landscape strip is provided. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

All existing security fences on the subject site are 7 feet, 10 inches in height. As a result, the security wire is less than the required 8 feet above the ground level. Because the fences are already in existence and appear to be well maintained, the reduced height for the security wire does not appear to present a threat to public safety or welfare. Therefore, staff can support this request.

#### Waiver of Development Standards #3

The request to reduce the required parking is to allow outdoor storage in areas that were previously used for on-site parking. Five on-street parking spaces are available on Judson Avenue, a local street. Additionally, there is a transit stop within 1,000 feet of the subject site at the southeast corner of Judson Avenue and Nellis Boulevard which would reduce the required parking spaces from 11 to 10 spaces (or 10%). However, the elimination of all on-site parking spaces appears to be a self-created situation due to the size of the outdoor storage yards. Therefore, staff cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

There are no exterior changes to the existing building that are proposed with this application. The only change to the site from previous approvals is that fenced outdoor storage areas are being provided on the west side of the building where parking was previously located. No outdoor storage is existing or proposed to occur within the 20 foot front yard setback area or anywhere in front of the building which is set back 25 feet 6 inches from Judson Avenue, a local street. However, the waiver to eliminate on-site parking is not being supported, and because the outdoor storage areas not screened from the right-of-way, and street landscaping is not provided, staff cannot support the design review.

#### **Staff Recommendation**

Approval of waiver of development standards #2; denial of the use permit, waivers of development standards #1, #3, and the design review.

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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0139-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EDGAR ORTEGA

**CONTACT:** EDGAR ORTEGA, NCTS FABRICATION, LLC, 5080 JUDSON AVENUE, LAS VEGAS, NV 89115