

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0475-PANCIROV GREGORY T. & CYNTHIA M. FAMILY TRUST & PANCIROV GREGORY T. & CYNTHIA M. TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.

DESIGN REVIEW for an office/warehouse building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-202-002

WAIVER OF DEVELOPMENT STANDARDS:

Allow an attached sidewalk where a detached sidewalk is required per Section 30.04.08.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.98
- Project Type: Office/warehouse development
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 16,650
- Parking Required/Provided: 17/19
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a 1 story, 16,650 square foot office/warehouse building located near the east side of the site. Access to the project site will be provided by 1 commercial driveway proposed along Martin Avenue. The building is set back 24 feet from Martin Avenue to the north, 5 feet from the east property line, 51 feet from the west property line, and 97 feet from the south property line. The proposed building is oriented in a north/south direction. The office/warehouse building requires 17 parking spaces where 19 parking spaces are provided.

Landscaping

Street landscaping is shown at approximately 17.5 feet in width with an attached sidewalk and trees planted 30 feet on-center with shrubs and groundcover. Along a portion of the south property line, the project will provide a 10.5 foot wide landscape strip with trees spaced 30 feet apart. Parking lot landscaping is provided along with a 4 foot wide landscape strip along the west property line. There is a 5.5 foot landscape strip along the east property line.

Elevations

The plans depict a 1 story, 32 foot high office/warehouse building constructed of concrete tilt-up panels and a flat roof with parapet walls. The elevations also show glass storefront windows, decorative horizontal reveal bands, and metal canopies over all south and west facing storefronts and windows. The overhead roll-up doors are on the south side of the building.

Floor Plans

The office/warehouse building has a total area of 16,650 square feet and will be constructed with an open floor plan. The plan also shows a mezzanine level near the front portion of the building.

Applicant's Justification

The applicant states the site has been designed to be compatible with the surrounding area and meets or exceeds all Title 30 regulations. Furthermore, the applicant believes that this new office/warehouse development will fit with the surrounding warehouse buildings in the area and create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2182-04	Reclassified 21.7 acres to MD zoning for a distribution center	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP (AE-60)	Distribution center

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

Waiver 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.

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 others 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.

The proposed development is in an area that is surrounded by existing industrial uses. Staff finds that the proposed warehouse buildings are compatible with existing and planned uses in the surrounding area. The building, landscaping, and parking meet the provisions of the Code. Furthermore, the project is consistent with the Master Plan that encourages diversification of the economic base. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to not install detached sidewalks along Martin Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

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 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of the design review; denial of waiver of development standards.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Full off-site improvements.

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 30.02.26B 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.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 and reference POC Tracking #0299-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NATHAN JONES

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