

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-40012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** full off-site improvements; and **2)** developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 S. Decatur Boulevard (portion), 4740 W. Meranto Avenue (portion)
- Site Acreage: 55.10

History & Site Plan

In November 2023, ZC-23-0571 was approved to reclassify most of the site from R-E to M-D (currently IP) for warehouses and distribution centers. The approved plans depicted 10 buildings on the subject site with a total of 748,288 square feet of warehouses, distribution centers, and accessory office spaces. A new development plan for the Switch Armory Campus, a data center with public utility structures, is now being proposed on the subject site. This project includes a request to waive offsites along portions of Serene Avenue and Gary Avenue, and includes a gated driveway on Serene Avenue. Therefore, the applicant is requesting to waive the previously approved conditions with ZC-23-0571 requiring full off-site improvements along those streets. Additionally, the applicant is also requesting to waive the condition requiring installing a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0571:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Developer will work with the northern property owners on Serene Avenue for the placement of evergreen trees along the northern boundary of the property to be placed in 2 rows staggered 10 feet on center.
- All on-site lighting shall be designed to prevent light from shining directly onto abutting residential uses;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 waivers of development standards and design reviews must commence within 4 years of approval date or they 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;
- The northwestern driveway onto Serene Avenue will be removed;
- Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns;
- Developer shall stub utilities and box for the future street light closest to the existing residential home (APN 177-19-302-003) on Serene Avenue;
- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a County approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- 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; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant requests two waivers of conditions tied to ZC-23-0571 to support development of the Switch Armory Campus on the subject site. The applicant states that the portions of Serene Avenue and Gary Avenue adjoining the project site are surrounded by long stretches of unimproved roadway and will not be incorporated into the campus, and therefore constructing full off-site improvements, such as curb, gutter, sidewalks, streetlights, and partial paving, would serve no functional purpose. The applicant also seeks relief from the requirement to install signage restricting left-turn movements for trucks at the northeastern driveway on Serene Avenue, noting that this access point is specifically designed to accommodate truck deliveries and will function as the primary entry and exit for service vehicles. Allowing both left- and right-turn movements is intended to support efficient site circulation and reduce truck traffic at the Decatur Boulevard gate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, and design review for office/warehouses and distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waiver of development standards for deed restrictions	Approved by PC	August 2010
WS-0455-09	Waiver of development standards for overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacation and abandonment a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP (AE-60)	Single-family residential, warehouse, & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment & Public Use	IP, PF & RS20 (AE-60)	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
VS-26-0104	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
UC-26-0105	A use permit, waivers of development standards, and design reviews for a data center with public utility structures is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

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

Public Works - Development Review

Waivers of Conditions

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Waiver of Conditions #1

Staff has no objection to waive the condition for full off-site improvements on Serene Avenue and Gary Avenue. Full off-site improvements will be installed as part of the future development of the site.

Waiver of Conditions #2

Staff has no objection to waive the condition to install a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns. The site was previously a commercial warehouse distribution center and will now be a gated automated data center that should see minimal traffic.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; and 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118