

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0740-SYNERGOS NV REAL ESTATE, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase maximum parking; and **3)** eliminate landscaping.

DESIGN REVIEW for a proposed outdoor storage and display area and proposed site modifications in conjunction with an existing light industrial manufacturing facility on 57.9 acres in an IL (Industrial Light) Zone.

Generally located north of SR 161 and east of Las Vegas Boulevard South within the South County planning area. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

217-12-401-002; 217-12-401-003; 217-13-101-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed retaining wall height to 5 feet along a portion of the north property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 66% increase).
2. Allow 154 parking spaces where a maximum of 89 parking spaces is permissible per Section 30.04.04D (a 73% increase).
3. Eliminate parking lot landscaping where required per Section 30.04.01 (a 100% reduction).

LAND USE PLAN:

SOUTH COUNTY (JEAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 22510 Las Vegas Boulevard South
- Site Acreage: 57.9
- Project Type: Light manufacturing facility with proposed outdoor storage and display and site modifications
- Number of Lots: 3
- Number of Stories: 1
- Building Height (feet): 31 (maximum for both buildings)
- Square Feet: 108,585 (existing north building)/67,750 (existing south building)
- Parking Required/Provided: 77/158 (including ADA spaces)

History and Site Plan

The site was previously approved for a plastics manufacturing company with office spaces via ZC-0236-81 and ZC-0017-86. The site included 104 parking spaces, and a waiver to eliminate off-site improvements and any required boundary screen wall with ZC-0017-86.

With this application, the site plan depicts 3 parcels on a total of 57.9 acres and 2 existing industrial buildings in the northeast portion of the overall site. Primary access is located to the west along Las Vegas Boulevard South with an existing 1,300 foot private driveway leading to the buildings and parking areas to the east. The existing parking lot is located west of the northern building. The current parking standard requires 77 parking spaces; however with the proposed plan the applicant is proposing a total of 158 parking spaces broken up into 3 parking areas located west of the north and south building. Since the maximum allowed per Title 30 is 89 parking spaces, a waiver of development standards request for exceeding maximum parking is required.

In addition to the existing light manufacturing uses on the site, the applicant is requesting to include outdoor storage and display areas. The site plan shows that the outdoor storage areas are located on the north and south sides of the proposed east to west industry rail line. The northern storage area is approximately 108,000 square feet in area (586 feet by 185 feet). The southern outdoor storage area will be approximately 263,000 square feet (1,033 feet by 255 feet). The outdoor storage area is located 464 feet from Las Vegas Boulevard South at the closest point on the west side of the storage area.

An 8 foot high screened chain-link fence will be located on the west side of the outdoor storage area to screen the outdoor storage from view along Las Vegas Boulevard South. The proposed outdoor storage and display is for manufacturing materials related to the production of finished wood products such as doors, casing, trim, wall panels, and trusses. A use permit for outdoor storage and display is required since the applicant proposes to temporarily stage materials up to 16 feet in height, which is above the proposed 8 foot high screened fence. Per Title 30, outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall.

Modifications to the site include a new industry rail track that will be excluded between the existing main rail line to a point approximately 700 feet west of the southern building. The industry extension of the rail line will accommodate rail cars delivering the raw wood materials for production. An additional industry rail line will head north along the east property line to the northeast corner of the northern building. Furthermore, the site plan depicts old pavement will be improved, parking spaces will be striped and marked, and new driveways will be built around the northern building to access the future industrial rail line. The site plan depicts a new loop road along the north property line of the northern building. The applicant is requesting to increase the proposed retaining wall height to 5 feet (for approximately 100 linear feet) along a portion of the north property line where a maximum of 3 feet is permitted per Title 30.

Landscaping

The applicant is providing new parking areas on the site; however, the applicant is not providing any new parking lot landscaping; therefore a waiver of development standards is required.

Elevations

The elevations depict 2 existing light industrial warehouse style buildings with existing metal siding and office spaces that include vertical windows and primary entrances on the west sides of the buildings. Several existing overhead doors and newly installed overhead doors will be either constructed or replaced with larger openings on the west and east sides of the north building. A small north facing dock addition/extension is shown on the west side of the northern building. It will include 3 roll up doors facing north and a new exit stairway with railing. The south building will have several new overhead door additions and rebuilt sections of the exterior wall on the north side of the building. Larger overhead doors will be installed on the west side of the building. A portion of the north facing wall will be replaced with new vertical metal panels for maintenance. Both the north and south buildings have an overall height of 31 feet.

Floor Plans

The floor plans depict the 108,585 square foot northern building with numerous interior finish wall demolitions and upgrades to the existing bathrooms. Exterior existing doors and entry doors will be upgraded or replaced with larger drive-in doors. The dock extension to the northern building is approximately 8 feet deep (north to south) by 45 feet in length (east to west). The southern building is 67,750 square feet and includes numerous interior finish upgrades to bathrooms and other spaces to maximize interior floor space.

Applicant's Justification

The applicant is proposing to renovate the existing industrial buildings and add outdoor storage areas for wood products that are manufactured on this property. The outdoor storage areas require a use permit that is included with this application. The areas will be screened from Las Vegas Boulevard South by a chain-link fence and mesh screen. The storage area is over 400 feet from the nearest part of the road. The property includes 3 parcels, with the existing 2 buildings located on the larger parcel at the northeast corner of the property. Lumber and raw wood materials will be used to assemble and manufacture finished wood products like doors, casing, trim, wall panels, trusses, and similar construction products. The Union Pacific rail line is located on the east side of this property and will be connected to this site by a new rail link at the southeast corner of the property. The property is surrounded by land that is either federal ownership or private land with Business Employment planned land uses. The owner is requesting a waiver to keep up to 158 parking spaces where 77 are required. The additional spaces will allow for future expansion of the business. No landscaping is proposed for the parking area and a waiver request is included. No new structures are being proposed within 465 feet of the property frontage; therefore, new landscaping would provide minimal to no positive impact on the surrounding area, and the applicant proposes to maintain the native desert type of landscaping. The entry area and land along Las Vegas Boulevard South will be landscaped at the time of development in the future as needed and required. A small 100 foot length of the exterior wall located north of the north building will require a 5 foot retaining wall and is the subject of a waiver request. This wall is a very small portion of the exterior property line and will not be visible from the road. A design review is requested to make numerous exterior changes to both buildings that include removal and replacement of doors, walls, interior finish, and a small dock extension on the northwest corner of the north building.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0017-86	Zone change from H-2, C-2 and R-U to M-1 for light industrial, waiver for off-sites waive block boundary walls	Approved by BCC	February 1986
ZC-0236-81	Zone change from R-U, H-2 and C-2 to M-1 to construct and maintain a plastic products manufacturing plan with future industrial uses	Approved by BCC	February 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Business Employment	IL	Undeveloped
South	Business Employment	IL, IH, & RS80	Warehouse development
East	Business Employment, Public Use	RS80	Undeveloped
West	Entertainment Mixed-Use & Business Employment	CG & RS80	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.

The proposed use permit complies with the Master Plan designation of this property as Business Employment in Jean. The proposed development will not interfere with current airport operations and related services in the Jean area and will comply with Master Plan Policy SO-5.3 which encourages development patterns compatible with the Jean airfield. Master Plan Policy 5.1.5 supports reinvestment in declining/aging industrial facilities, like the proposed use and building improvements. Additionally, the stacking of materials to 16 feet high will have a minimal visual impact on the area due to the proposed setback from Las Vegas Boulevard South and the I-15. For these reasons, staff can support the use permit.

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

The proposed retaining wall height increase is on the north property line and not visible from Las Vegas Boulevard South, the nearest public road. The wall is less than 5 feet high and located over 700 feet east of the street. The wall will allow for a driveway between the property line and the building and will not materially affect the health and safety of persons in the immediate area. Staff supports this request.

Waiver of Development Standards #2

The property has a large, paved area dedicated to parking and drive aisles with the most recent approved use showing 104 parking spaces. Title 30 currently requires 77 parking spaces for the uses and the applicant has expressed a need for additional spaces to support future expansion as needed. The new design of the parking lot and drive aisles will provide a safe circulation pattern and not create a negative condition regarding access or on-site traffic circulation. Staff supports the waiver request.

Waiver of Development Standards #3

Parking lot landscaping helps reduce the impacts of wind, dust, pollution, glare, and the heat island effect on human health and comfort. Staff determines that the applicant has the opportunity to incorporate parking lot trees within the newly developed parking areas; however, the applicant did not provide adequate justification for omitting them. Staff does not 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 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.

Staff finds that the site will feature some significant improvements, including driveways, pavement, fencing, façade replacement, removal and replacement of roll up doors, pedestrian access, and upgraded truck loading docks. These improvements will create a more desirable appearance while ensuring the site can be safely accessed and maintained. The outdoor storage area will be screened from public view by an 8 foot high mesh fence along the west side of the storage area. The parking lot pavement improvements and additional striped spaces will allow for future expansion and hiring as needed. However, since staff is not supporting the waiver of development standards for parking lot landscaping, staff cannot support the design review.

Staff Recommendation

Approval of the use permit, waivers of development standards #1 and #2; denial of waiver of development standards #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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-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

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey;
- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LARRY BUTTS

CONTACT: JOE MILLER, ARCO CONSTRUCTION COMPANY, 4650 E. COTTON
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