

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0298-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** waive full off-site improvements; and **4)** reduce driveway approach distance.

DESIGN REVIEW for an outside storage yard with a membrane shade structure on 4.12 acres in an IL (Industrial Light) Zone.

Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan.
JJ/gc/kh (For possible action)

RELATED INFORMATION:

APN:

191-19-501-002; 191-19-501-003

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Cullen Avenue where a minimum 6 foot wide landscape area is required per Section 30.04.01D.
 - b. Eliminate street landscaping along Hinson Street where a minimum 6 foot wide landscape area is required per Section 30.04.01D.
 - c. Eliminate street landscaping along Schuster Street where a minimum 6 foot wide landscape area is required per Section 30.04.01D.
2. Eliminate parking lot landscaping where required per Section 30.04.01D.
3.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cullen Avenue where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Hinson Street where required per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Schuster Street where required per Section 30.04.08C.
4. Reduce the approach distance for a driveway along Hinson Street to 77 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 49% reduction).

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 13000 Hinson Street

- Site Acreage: 4.12
- Project Type: Outside storage yard
- Building Height (feet): 22.5 (shade structure)
- Square Feet: 2,240 (shade structure)
- Parking Required/Provided: 10/10
- Sustainability Required/Provided: 7/0

Site Plans

The plans show an outside storage yard on each parcel enclosed by an 8 foot high chain-link fence with screening. The outside storage yards are paved with the exception of a 5 foot to 33 foot wide alternative paving such as decomposed granite being provided along the perimeter of each parcel within the storage yard area. Access to the site is provided via 2 access gates along Hinson Street and 2 access gates along Cullen Avenue. All gates are set back 18 feet from the property line and will remain open during business hours. A membrane shade structure is located on the western parcel approximately 172 feet from the west property line, 157 feet from the north property line, and 87 feet from the south property line. A total of 10 parking spaces are provided where a minimum of 10 parking spaces are required. No trash enclosure is proposed with the development.

Landscaping

No landscaping is shown on the plans.

Elevations

The plans depict a 22.5 foot high, membrane shade structure. The shade structure is constructed of a white vinyl roof cover stretched across curved metal support poles that are attached to the top of 2 metal Conex boxes on 2 opposite sides of the overall shade structure. The other 2 sides will remain open.

Floor Plans

The plans show a 2,240 square foot membrane shade structure.

Applicant's Justification

The applicant states the outside storage yard will be private and not open to the public. There are no employees assigned to the yard; and thus, there is no refuse being generated at the site. Therefore, no trash enclosure is being provided. The proposed outside storage yard is compatible with the surrounding area since there are other outside storage yards in the area. Because of the nature of the development and lack of an enclosed building, it is not possible to meet sustainability point requirements. Other properties in the area do not have full off-site improvements and the subject site is located along streets that dead-end to the north that have minimum traffic. Therefore, full off-site improvements should not be required for this site either. Properties in the area also do not have street or parking lot landscaping. Landscaping is not needed for beautification since the site is located in a rural industrial area. The reduced driveway approach distance should not cause any issues since the site is used only for a small portion of the day with minimal traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0649	Reclassified the eastern parcel from R-U to M-1 zoning subject to no resolution of intent with use permits, waivers of development standards, and design reviews for an outside storage yard and membrane shade structure - expired	Approved by BCC	October 2019
UC-0315-10	Commercial agriculture gardening/greenhouse facility (tree farm) subject to 1 year to commence and review - expired	Approved by PC	August 2010
NZC-1528-06	Reclassified the site from R-U to M-D zoning - expired	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	RS80	U.S. Army Reserve Center
South	Business Employment	RS80	Undeveloped
East	Business Employment	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-25-0297	A zone change to reclassify the western parcel from RS80 to IL is a companion item on this agenda.
VS-25-0299	A vacation and abandonment for government patent easements 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**Comprehensive Planning**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.

Waivers of Development Standards #1 & #2

Staff cannot support the requests to eliminate street and parking lot landscaping. Landscaping enhances community character and reduces the heat island effect. Providing perimeter street landscaping will help reduce heat island impacts from paved surfaces (now and in the future) and also help screen the outside storage yard. Although the applicant contends that this is a rural area that does not need beautification, urbanized levels of development is slowly occurring in the Sloan area. The request does not comply with Policy SO-4.1 of the Master Plan which promotes development in Sloan that establishes the community as a gateway to the Las Vegas Valley by ensuring compatible architecture, land uses, landscaping, screening, and other aesthetic quality are maintained. Furthermore, providing landscaping would also provide an opportunity for the site to achieve some sustainability points.

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.

Staff does not have any issues with an outside storage yard and membrane shade structure being located on the property, as similar uses are located in the area. However, staff cannot support the design review request since staff cannot support the waiver requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install full off-site improvements as the area is new construction and parcels in the area such as a distribution center to the east are installing full off-site improvements. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #4

Staff cannot support the reduction in approach distance for the northernmost driveway on Hinson Street. There is no reason why applicant cannot meet the minimum requirements as the site is a raw parcel.

Staff Recommendation

Denial.

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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

Fire Prevention Bureau

- 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.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: June 4, 2025 – HELD – To 06/18/25 – per the applicant.

APPLICANT: DANRAY REVOCABLE LIVING TRUST

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET, LAS VEGAS, NV 89102