

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0662-CDC LAND, LLC SERIES D:

HOLDOVER USE PERMIT for truck parking/staging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate access gate setbacks; **3)** eliminate parking; and **4)** waive full off-site improvements.

DESIGN REVIEW for truck parking/staging and an outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone.

Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh
(For possible action)

RELATED INFORMATION:

APN:

176-23-401-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Gomer Road where landscaping consisting of 1 tree and 3 shrubs are required every 30 linear feet of street frontage per Section 30.04.01D7.
2.
 - a. Eliminate the access gate setback at the northeast corner of the site where a minimum of 50 feet is required per Section 30.04.03E.
 - b. Eliminate the access gate setback at the southwest corner of the site where a minimum of 50 feet is required per Section 30.04.03E.
3. Eliminate parking spaces where 7 parking spaces are required per 30.04.04C.
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Gomer Road where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6665 Gary Avenue
- Site Acreage: 2.06
- Project Type: Truck parking/staging and outdoor storage facility
- Parking Required/Provided: 7/0

Site Plan

The site plan depicts a 2.06 acre lot that is split between an RS20 (Residential Single-Family) zone and an IL (Industrial Light) zone. The companion item ZC-25-0661 is a request to reclassify the RS20 portion of the site to IL zone. The plan shows an entrance at the northeast corner of the property from the private access easement road through an existing manual gate located on the property line. This gate is the subject of a waiver request to eliminate its setback from the north property line. The southern access is from Gomer Road at the southwest corner of the property. Currently, there is an existing gate at the southwest corner of the property which after dedication of Gomer Road right-of-way, will move north to be right at the new south property line with no setback and is the subject of a waiver request with this application. The site will be paved for truck parking/staging and outdoor storage for both semi-trucks and trailers to be kept on site. An onsite paved drive aisle and private road easement will connect Gomer Road and Gary Avenue through the site. An existing chain link fence surrounds the site on the north, east, and west sides of the property. A new screened fence will be located along the south property line (after dedication of right-of-way) adjacent to Gomer Road. The existing building on the north side of the property and underground bunker on the south side of the property will be demolished. No new buildings are proposed with this application.

Landscaping

Landscaping is not proposed with this application and a waiver is requested to eliminate street landscaping along Gomer Road.

Applicant’s Justification

The applicant is requesting a special use permit to allow truck parking and staging and outdoor storage with access gates on the northeast and southwest corner of the property. The gates have been in the same location since the original use of the property. The proposed waiver from offsite requirements will match the parcel to the west, with only 2 properties served from Gomer Road. Primary access will be from Gomer Road at this property. The site is proposed for parking semi-trucks and trailers, both individually and together. The owner has a primary warehouse property in another part of the county and needs additional truck staging and parking in this area. Truck staging and parking are compatible with the surrounding area and similar industrial uses. The existing building and underground bunker will be demolished, and no new building is proposed on this property. Any outdoor storage within the setbacks will be screened by mesh fencing along Gomer Road, and along the north property line near the private easement Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL	Warehouse & outdoor storage uses
East	Business Employment	IL	Cannabis cultivation facility

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

Related Applications

Application Number	Request
ZC-25-0661	A zone change from RS20 to IL zone 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

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. Truck staging and parking is a compatible use in industrial areas. Master Plan Policy 4.2.6 supports development of the freight network to enhance connectivity, and efficient movement of commerce between truck, rail, and air transport. Gomer Road dead ends to the east in an industrial area, with no general public through traffic. Therefore, staff does not predict an adverse effect on adjacent properties or negative impact to the general welfare of the public in this area. The character of the industrial neighborhood will not be substantially changed with the proposed truck staging/parking activity. However, Title 30 requires a minimum of one building to be constructed or erected for the purpose of monitoring onsite activities and controlling access. Since there is no building proposed on this property with the current plan, staff cannot support the special 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.

Waivers of Development Standards #1

Landscaping is a basic improvement along public streets and enhances industrial properties while providing shade which helps with minimizing the urban heat island effects. Eliminating landscape requirements will not meet Policy 3.6.1 which encourages new users to provide shade in areas not previously landscaped. Staff cannot support the waiver request.

Waivers of Development Standards #2a

The proposed access gate at the northeast corner of the property is located between Gomer Road and Gary Avenue. This entrance is labeled as the primary entrance on the plan and is the most

hidden from public view. No queueing of vehicles is anticipated at Gomer Road with this development. Any queueing of vehicles will take place in the access easement connecting the property to Gary Avenue at the northeast corner of the property. This access easement is approximately 335 feet in length and can fit several trucks with trailers. The access from a private easement and limited impact to public streets is generally supported by staff, however, since staff cannot support the use permit, staff cannot support the waiver.

Waivers of Development Standards #2b

The proposed gated access located at the southwest corner of the property is shown on the property line with no space for queuing along Gomer Road. The setback requirement for gates is intended to limit the impact of traffic and their queuing on public roads. Trucks In this case, with gates being right at the property line, trucks may be queuing in Gomer Road before entering the property which creates an unsafe condition. Other users of this street could be negatively impacted by the longer truck/trailer queuing because gate setbacks are not met. Staff cannot support the waiver request.

Waiver of Development Standards #3

While the truck parking/staging use doesn't require any parking, the applicant is proposing to also use the site as an outdoor storage for semi-trucks and trailers to be kept on site. Staff finds that the proposed outdoor use will be similar and complimentary to the truck parking/staging use and not many customers will drive to or from this location with their automobiles. However, since staff is not supporting the use permit, 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.

The applicant is not providing any area on-site for refuse containers as required by Code. Trash is likely to be generated during the operation of the proposed use and needs at least one receptacle location on-site. Not providing trash receptacles will likely lead to trash and debris on the property. The applicant will maintain a drive aisle through the property however, having the gate on the public street at the southwest corner of the site with zero setback from the property line does not promote efficient access from a public road. The current plan does not include landscaping along Gomer Road, which is needed for street aesthetics and to combat heat island impacts associated with increased amounts of pavement in the community. Also, staff is not supporting the use permit request. Therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage and flood control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, this area is changing and with the increase in pedestrians and vehicular traffic, it is

important to have off-sites installed for their safety. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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 and application for review; 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

- 1 year review of off-site improvements;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Gomer Road.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC: Enterprise - approval of the use permit, waivers of development standards #1 and #2, and the design review; denial of waivers of development standards #3 and #4 (a minimum of 1 guard shack and trash enclosure to be built).

APPROVALS:

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: November 5, 2025 – HELD – To 12/03/25 – per the applicant.

APPLICANT: MAXIM CAZACU

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117