

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0814-WICO PROPERTIES, LLC SERA:

USE PERMITS for the following: 1) outdoor storage and display; and 2) a caretaker unit.

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEWS for the following: 1) proposed outdoor storage and display; and 2) a proposed office with a caretaker unit on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Arville Street and north of Richmar Avenue within Enterprise.
JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

177-19-701-017

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height to 4 feet along the east property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.25
- Project Type: Outdoor storage and caretaker unit
- Number of Stories: 2
- Building Height (feet): 30 (proposed building)
- Square Feet: 3,818 (proposed building)
- Parking Required/Provided: 12/13
- Sustainability Required/Provided: 7/6

Site Plan

The proposed project is located on the northeast corner Arville Street and Richmar Avenue. Access to the site is located on the west property line adjacent to Arville Street. The plans depict a proposed 2 story commercial building with an office and garage on the first level and a caretaker unit on the second level. The west half of the building includes areas related to the office use of the applicant's cleaning/landscaping business, and the east half of the building includes a garage with a storage area. Access to the garage is via a single roll-up door facing

internally to the site from Arville Street. The proposed commercial building is located along the south property line and is set back 20 feet from the property line adjacent to Richmar Avenue. The covered parking as well as fleet parking spaces are located behind a themed decorative wall along the west side of the property and are set back 20 feet from the west property line along Arville Street. The north and east side of the site is enclosed and screened by a 10 foot high decorative block wall and creating a paved courtyard area.

The wall along the east side of the site consists of a combination of a 4 foot retaining wall and a 6 feet of screen wall, the proposed 4 foot high retaining wall height is only along a portion of the southeast property line. A waiver of development standards is included in this application to increase the retaining wall height to 4 feet where 3 feet is the maximum allowed per code. A proposed access gate adjacent to the west property line will remain open during business hours. Lastly, a trash enclosure is located on the northwest corner of the site.

Landscaping

The plans show perimeter street landscaping along Arville Street and Richmar Avenue consisting of two, 5 foot wide landscape strips on both sides of a 5 foot wide detached sidewalk. The plan depicts large and medium trees as well as shrubs planted every 30 to 20 linear feet of street frontage within the landscape strips. Additionally, along the north and east side of the site, behind the perimeter walls, the applicant proposes 10 foot wide landscape strips with medium trees planted 20 feet on center. A circular landscape island is proposed in the center of the courtyard breaking up the vast area but not impeding onsite circulation.

Elevations

The proposed building height is 30 feet. The building and the wall around the west and south sides of the property includes Spanish hacienda style architecture. Furthermore, the plan depicts façade articulations with fenestrations, arched inserts, shutters and varying rooflines on all four sides of the building with red clay tiles and white stucco. The perimeter walls along the north and east are neutral desert tones.

Floor Plans

The 3,818 square foot building consists of a 1,815 square foot office area and a 1,258 square foot garage/indoor storage area on the first floor and a 745 square foot caretaker unit with a balcony facing north on the second floor. Additionally, the site presents a 19,019 square foot paved courtyard area (not visible from the streets).

Applicant's Justification

The applicant states the proposed project is for an administrative office for cleaning and landscape services business along with an accessory caretaker unit for the property. The business operates, Monday through Friday, from 9:00 a.m. to 5:00 p.m. The request for outdoor storage is for the fleet vehicles, which are pickup trucks with utility trailers. The trailers are designed to look like short, covered wagons. The trucks are parked with the utility trailers hooked up even when not in use. There are 2 backup utility trailers that are also stored on site that are unattached. The request for a 4 foot high retaining wall on the east side of the property is due to the site, which slopes down slightly from the street level toward the center of the parcel. In order to level

the area for the proposed building and direct drainage toward the street, a retaining wall height of up to a maximum of 4 feet is required along the south portion of the east property line only.

The applicant further states the proposed project is compatible with the Nevada National Guard base across the street from the site. Also, the applicant states the site will allow the business space to potentially grow in the future without needing to relocate and providing a safe site for employees to leave their personal vehicles while working, and for the company vehicles to be kept when not in use. It will develop a currently vacant lot, provide necessary street improvements and a use that is compatible with the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	RS20 (AE-60)	Undeveloped
West	Public Use	PF (AE-60)	National Guard armory site

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

Related Applications

Application Number	Request
ZC-25-0812	A zone change from RS20 to IP Zoning is a companion item on this agenda.
VS-25-0813	A vacation and abandonment of 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

Use Permits

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.

Use Permit #1

The proposed outdoor storage is screened from the Arville Street and Richmar Avenue by the building on the south, the covered parking along the west and 10 foot high perimeter decorative walls along the north and east sides of the site. Master Plan Goal EN-5 encourages the protection of the viability of industrial and employment areas in Enterprise and Policy EN-6.3 encourages cooperative management of uses in the area. Even though the Policy supports the concentration of commercial and industrial uses adjacent to the National Guard Readiness Center, it also

encourages the coordination with the Nevada National Guard on relevant land use applications to ensure proposed uses are compatible with the ongoing operation of the National Guard Readiness Center. Staff has not received any indication that the applicant has worked with the (NGRC); therefore, due to its proximity to the NGRC, staff cannot support the special use permit request.

Use Permit #2

Staff has no objection to the request for approval of a caretaker unit on the site. The presence of the caretaker unit maybe considered a benefit for site management. This proposed use should have minimal impact on the surrounding land uses; therefore, staff recommends approval of this request.

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.

Staff does not foresee the retaining wall height increase along the southern portion of the east perimeter wall to have a negative impact on the surrounding properties. The request is minimal and correlates directly to the topography of the site. Therefore, staff can support this request.

Design Reviews

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 design and layout include adequate landscaping, screening, and parking to accommodate the use. The building design includes architectural elements, such as vertical and horizontal reveals, to provide visual relief. The scale of the proposed development is compatible with the area. The proposed development will comply with the Master Plan Policy EN-2.1 which requires new development to contribute towards the provision of necessary public infrastructure in accordance with the Southwest Las Vegas Valley Public Needs Assessment Report (PFNA). The additional landscaping area (SNRPC plant list) trees will meet the intent of Master Plan Policy 3.6.1 to reduce urban heat island effects in this part of the County. Staff can support the design review.

Staff Recommendation

Approval of use permit #2, waiver of development standards, and the design review; denial of use permit #1.

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:

- Outdoor storage is limited to under the carports and no outdoor storage and display is allowed in the courtyard area;
- 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 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;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

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

#0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WICO PROPERTIES LLC, SERIES A

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