

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400011 (WS-23-0464)-MATTHEW1720, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce driveway throat depth.

**DESIGN REVIEW** for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located west of Marion Drive and north of Judson Avenue within Sunrise Manor. TS/jud/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-117-003 through 140-20-117-005; 140-20-117-007; 140-20-117-008; 140-20-117-010 through 140-20-117-014

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for a driveway along Marion Drive to 14 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 33,200
- Parking Required/Provided: 200/320

Site Plan

The approved site plan depicts a new single story warehouse structure of 33,200 square feet on a developed lot with 2 existing warehouse structures. Access to the site is via 2 curb cuts along Marion Drive and 1 curb cut via Judson Avenue. The project did not include any modifications to the existing structures. The site was constructed in 1999. The number of parking spaces provided

was reduced by 10 from the original count of 330 parking spaces. However, the site as a whole provides a sufficient amount of parking spaces.

### Landscaping

The approved landscape plan shows an intense landscape buffer along the north property boundary adjacent to commercial developments and the west property boundary adjacent to a residential development consisting of large Evergreen trees. Also, additional trees have been shown within 150 feet of the landscaping area along the street.

### Elevations

The original plans depicted the building constructed of steel with decorative plaster and steel panel exterior to match the existing buildings on the site. The proposed warehouse is 20 feet 6 inches high overall with metal panel and plaster exterior finishes, metal roll-up doors and glass windows to match the existing warehouse buildings. Roll-up doors were shown on the south side of the building; however, no roll-up doors were on the north side facing the residential property adjacent on the north side of the subject site.

### Floor Plans

The approved plan shows a warehouse which accommodates up to 13 individual tenants in spaces that are 2,500 square feet each with 1 space that is 3,200 square feet.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0464:

#### Comprehensive Planning

- 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 this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0264-

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

Applicant's Justification

The applicant states several permits, and technical studies have been filed such as: PW24-11653 (offsite permits), PW23-18618 (drainage study), BD24-06176 (building permit), BD24-11203 (site electrical permit), and BD24-11201 (fence permit). The approval of the extension of time request will allow the applicant to finalize the approval of technical studies and permits.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0711	Use permit for a vehicle repair in an APZ-2 Overlay District	Approved by PC	December 2023
WS-23-0464	Waiver of development standards and design review for a warehouse building	Approved by BCC	September 2023
WC-23-400113 (ZC-1946-98)	Waiver of conditions for a zone change for warehouse requiring B-2 landscaping along the street frontage and A-1 landscaping along the west property line	Approved by BCC	September 2023
UC-23-0322	Use permit for retail sales, vehicle maintenance, and vehicle repair	Approved by PC	August 2023
UC-18-0458	Use permit for fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Use permit for vehicle paint/body shop, vehicle repair	Approved by PC	July 2015
UC-0057-09	Use permit for auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009
UC-0730-08	Use permit for banquet facility	Approved by BCC	November 2008
UC-0212-07	Use permit for minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Use permit for vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	Tentative map for a 1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Use permit for banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Design review for an industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003

### Prior Land Use Requests

Application Number	Request	Action	Date
WT-1845-99	Waiver of title to modify cross gutter standards	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Zone Change from R-E to M-D zoning for office/warehouse complex	Approved by BCC	December 1998
ZC-0235-90	Zone Change from R-E to M-1 zoning for office/warehouse complex	Approved by BCC	November 1990

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlays)	Existing Land Use
North	Business Employment	IP & RS20 (AE-65 & APZ-2)	Outdoor storage & single-family residential
South	Business Employment	RS5.2 & IP (AE-65 & APZ-2)	Manufactured home park, office/warehouse, & undeveloped
East	Business Employment	IP (AE-65 & APZ-2)	Undeveloped
West	Business Employment	RM18 (AE-65 & APZ-2)	Multi-family residential

### 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process. Staff finds that the circumstances have not substantially changed in the surrounding area. The applicant has demonstrated progress towards commencement of this development by submitting multiple technical studies and building permits which are near approval or ready to be issued. For these reasons, staff can support this first extension of time request.

#### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

#### Staff Recommendation

Approval.

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**

- Until September 20, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JDS SURFACES, LLC

**CONTACT:** GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118