

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400059 (WS-23-0499)-SEC 1910, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: **1)** a loading bay within the side yard of an industrial complex; and **2)** reduce drive aisle width.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

177-02-603-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the side yard of an industrial building where not permitted per Section 30.60.070.
2. Reduce the width of a loading bay access drive aisle (one-way) to 12.7 feet where 18 feet is the standard per Section 30.60.070 (a 30% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.08
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 17,508
- Parking Required/Provided: 27/28

History & Request

The food/salmon processing facility on the subject site was originally approved in December of 2023 through WS-23-0499 and included the improvement of the interior spaces and the addition of an 18 foot tall loading dock. The loading dock was increased in height to 21 feet tall through ADR-24-900773 in December of 2024. The proposed showroom was also converted into a restaurant space through UC-24-0386 in September 2024. The Planning Commission approved an extension of time, ET-24-400078 (WS-23-0499), in August 2024 for the food processing facility to commence. The business license for the food processing facility was issued in December 2024. The business license for accessory restaurant was issued in February 2025; however, the restaurant is not open yet. The applicant is now requesting an application for review as required by the condition of the Notice of Final Action (NOFA) of ET-24-400078 for the food processing facility.

Site Plans

The previously approved plans depicted an existing 17,508 square foot office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans showed the office/warehouse building was in the central portion of the site, set back 86 feet from Maule Avenue, approximately 64 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans showed that an existing 7 foot to 8 foot CMU block wall was located along the interior and rear property lines to screen the property. Parking was mainly located in the southern portion of the building with additional spaces located in the rear of the building. There were 12 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 28 parking spaces provided where 27 parking spaces are required. The 2 lots were connected through two drive aisles on either side of the building. The drive aisle to the west of the building was 28 feet wide, while the drive aisle to the east was 24.7 feet wide at the widest point and 12.7 feet at thinnest point. An existing 7.5 foot tall chain-link fence secured those drive aisles. Access to the site was provided by 2 commercial driveways that accessed Maule Avenue spaced 75 feet apart. The plan also showed a 12 foot by 24 foot raised and enclosed loading dock with a roll-up door was provided on the eastern side of the building. The loading bay area was attached to the main building and extended into the eastern drive aisle. The loading bay was set back 12.7 feet from the eastern property line. The drive aisle was one-way, but was reduced to 12.7 feet where the loading docks jutted out from the building. An additional 14 foot by 25 foot loading area was provided in the north central portion of the building.

Landscaping

The approved plans indicated that there would be only minor changes to the existing landscaping on-site. Along the street were 3 existing 15 foot landscape islands behind an attached sidewalk. The islands are on all sides of the provided commercial driveways. The plants provided within these landscape strips included several palm trees and shrub palms along with 2 other tree species. Within the front parking lot, landscaping was provided per Title 30 requirements, with 2 existing landscaping terminal islands and the 15 foot street landscaping strip located adjacent to a strip of 7 parking spaces on the south side of the parking lot. In the northern portion of the southern parking lot, 2 new landscaping terminal islands were provided each with a Red Ironbark (Eucalyptus Sideroxylon) tree. No additional landscaping was provided within the northern parking area and no perimeter landscaping was provided. The applicant has demonstrated the

intense buffer to screen the loading dock from the street through a landscaping certificate of compliance which was approved by staff in June 2024.

Elevations

The approved plans depicted a 27.5 foot tall office/warehouse building. The exterior of the building consisted mainly of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks were provided to articulate the front façade. There were several access points into the building. Along the front/south façade of the building a commercial window door system was provided on the west and east sides of the façade with commercial windows alternating between the commercial window doors systems. Along the rear/northern façade of the building, 2 metal doors were located on both the eastern and western portions of the façade with a swinging loading door located in the central portion of the northern façade. On the western side of the building, there were no additional access points. Along the eastern façade, there was a single metal access door on the southern portion of the façade. An enclosed loading bay pop-out can be found on the southern portion of the western façade, approximate 37.5 feet north of the front face of the building. The loading bay pop-out was constructed of a painted stucco with a metal cap roof. The pop-out reached 18 feet in height and has a metal roll-up door and truck bumpers along the southern portion of the popout, but the height of the loading bay increased to 21 feet through ADR-24-900773. Four windows were provided on the second story of the front façade to line up with the interior office area and pack lights were provided at regular intervals between the first and second stories.

Floor Plans

The plans showed that are 2 floors within the interior of the building. The first floor was primarily a reception and processing area. A large portion of the interior space was dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that included a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. The showroom has now been converted into a restaurant space through UC-24-0386. On the second floor, there was a 1,219 square foot office space which included an open office area, break area, restrooms, and conference room.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400078 (WS-23-0499):

Comprehensive Planning

- Until June 19, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- 6 months to review from the date the business license is issued.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for WS-23-0499:

Comprehensive Planning

- 6 months to review as a public hearing;
- Applicant to notify the neighbors of the review time and date;
- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- Trash to be picked-up daily;
- Doors to the building must remain closed;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 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; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant has received their landscape and condition certificate of compliance approval in June of 2024. A contract with Republic Services to pick up waste every day and the recycling 3 times a week has been secured. There is a pest control program in place to control various insects and other pests since September 2024 both inside and outside the building. All necessary permits from SNHD were completed in December of 2024 and the GMP certification was received February of 2025. The applicant is committed to respecting the rules to produce of high-quality smoked fish. They have also mentioned that they will notify the neighbors of the review time and date.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900773	Increased the height of the proposed loading dock to 21 feet	Approved by ZA	December 2024
UC-24-0386	Allowed a restaurant within a food (salmon) processing facility	Approved by PC	September 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400078 (WS-23-0499)	First extension of time for a food (salmon) processing facility with loading dock addition and waivers within an existing office/warehouse building	Approved by PC	August 2024
WS-23-0499	Food (salmon) processing facility with loading dock addition and waivers within an existing office/warehouse building	Approved by PC	December 2023
WS-0010-02	Waived the landscaping buffer adjacent to a residential use	Approved by PC	February 2002
ZC-1973-99	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	March 2000
ZC-0673-98	Reclassified the site from R-E to M-D zoning for a 5 building office/warehouse complex with reduced side yard setbacks - denied for APN 177-02-603-022	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Business Employment	IP (AE-60)	Office/warehouse
South		IP	Office/warehouse

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**

A review was required to show that all necessary mitigating conditions have been met, and the operation of the facility is not impacting the surrounding neighborhood. The applicant has indicated they have daily trash service being provided by Republic Services and that they have secured the necessary food safety and processing permits and certifications. Additionally, staff has not been made aware of any complaints from the surrounding neighborhood or those in the nearby residential areas of any issues arising from the operation of this facility, particularly regarding odor and noise. Staff finds the applicant has met and is complying with all mitigating conditions of their original approval. They are meeting the necessary operating and food safety standards as evidenced by their securing of SNHD and GMP permits and certifications. Finally, the lack of complaints from the surrounding area indicates the operation of the facility is not impacting those in the area and the imposed mitigating conditions have been sufficient to deal with any odor or pest issues. As a result, staff can support this request.

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**

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CANDICE CENTAZZO

CONTACT: CANDICE CENTAZZO, CFW LLC, 1910 E. MAULE AVENUE, LAS VEGAS, NV 89052