

WAREHOUSE  
(TITLE 30)

STEPHANIE ST/EMERALD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400043 (WS-20-0165)-GENERAL GIFTS, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for alternative driveway geometrics.

**DESIGN REVIEW** for a proposed office/warehouse facility on 4.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Emerald Avenue, 1,220 feet east of Stephanie Street within Whitney. JG/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-401-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the driveway throat depths to 3 feet 11 inches where 75 feet is the minimum required per Uniform Standard Drawing 222.1 (a 95% reduction).

**LAND USE PLAN:**

WHITNEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 90,616
- Parking Required/Provided: 136/143

**Site Plans**

The approved plans depict a proposed warehouse facility with an accessory office unit on 4.2 acres. Access to the site is from Emerald Avenue with 1 driveway entrance. Emerald Avenue ends in a cul-de-sac; however, Emerald Avenue will extend across the flood channel in the future. The proposed warehouse facility will be 90,616 square feet in size. There are 2 loading zones along the south elevation facing Emerald Avenue and are shielded from the street through

proposed landscaping. The site is adjacent to an existing flood control channel along the east portion of the parcel. A total of 143 on-site parking spaces are provided where 136 parking spaces are required and are located along the southern and western property lines. A trash enclosure is shown on the plans on the eastern property line adjacent to Emerald Avenue and this location allows for easier access for collection.

#### Landscaping

The approved plans depict an 8 foot wide landscaping area along Emerald Avenue with an attached sidewalk and trees spaced every 20 feet. Interior parking lot landscaping is shown with landscape islands spaced every 6 spaces with a pedestrian walkway shown on the plans from Emerald Avenue.

#### Elevations

The approved plans show a warehouse facility 35 feet in height with parapet walls and flat roofline. smooth concrete tilt-up panels smooth with storefront glazing windows along the front exterior and architectural elements and metal panel awnings.

#### Floor Plans

The approved plans depict an open floor plan for storage and a proposed 4,800 square foot accessory office unit.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0165:

##### Current Planning

- Install rockscape on northeastern property line adjacent to flood control channel;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Full off-site improvements;
- Applicant is advised the Emerald Avenue is proposed to cross the drainage channel to the east of the subject site.

##### 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 #0134-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant is requesting an extension of time to the previous approval due to encountering several economic hardships. Since the project has not commenced, the applications are subject to expiration. The applicant states the plans are ready to be submitted to the Building Department and Public Works Department and upon approval, the applicant intends to start the construction.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0165	Waiver and design review for a proposed office/warehouse	Approved by BCC	April 2020

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Public Use & Urban Neighborhood (greater than 18 du/ac)	M-1 & R-3	Flood control channel & multiple family residential
South	Business Employment	M-1	Automotive repair & undeveloped
West	Business Employment	M-1	Construction/repair services

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

A drainage study (PW20-16586) has been approved for this site since the original approval of WS-20-0165. Since the applicant has worked with Public Works and has taken steps towards commencing the development of this site, staff can support this 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 April 21, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:** Whitney - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GENERAL GIFTS, INC.

**CONTACT:** CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014