

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** mini-warehouse; and **2)** off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** access local street; **2)** reduce parking; **3)** increase wall height; **4)** allow attached sidewalk; and **5)** allow modified driveway design standards.

DESIGN REVIEW for a mini-warehouse with vehicle storage on 2.5 acres in a CG (Commercial General) Zone.

Generally located east of Jones Boulevard and the south of O'Bannon Drive within the Spring Valley planning area. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-01-401-001

USE PERMITS:

1. Mini-warehouse facility.
2. Off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow access to local street (O'Bannon Drive) where not permitted per Table 30.56-2.
2. Reduce parking to zero spaces where 4 spaces are required per Table 30.60-1.
3. Increase wall height to 9.5 feet where 6 feet is allowed per Table 30.64-2 (a 58.3% increase).
4. Allow attached sidewalk (O'Bannon Drive) where detached sidewalk is required per Section 30.64.030.
5. Reduce driveway departure distance to 121 feet where 190 feet is required from the intersection per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2190 S. Jones Boulevard
- Site Acreage: 2.5

- Project Type: Mini-warehouse facility
- Number of Stories: 1
- Building Height (feet): 17 (Buildings A & B)/10 (Buildings C)/16 (canopies)
- Square Feet: 15,875 (Buildings A)/7,000 (Building B)/454 (Building C)
- Parking Required/Provided: 4/0

History & Request

The previously approved project included a request for a conforming zone change from C-P to C-1 zoning which was approved subject to no Resolution of Intent. The zoning for the site was updated to the current CG zoning district with the adoption of Title 30, as of January 1, 2024. In November 2025, ADR-25-900059 was approved for modifications to the originally approved design. This request is to allow an extension of time for the use permit, waivers of development standards and design review portions for the project.

Site Plan

The previously approved plans with ZC-23-0272 depicted an unstaffed mini-warehouse facility. Entry access to the site is from a one-way entrance along Jones Boulevard with a one-way exit located on O'Bannon Drive. The gated access from Jones Boulevard is set back 50 feet from the right-of-way and the exit onto O'Bannon Drive is set back 52 feet. One-way and two-way drive aisles from 30 feet to 45 feet wide provide interior access throughout the site. A trash enclosure is located at the southeast corner of the site. The previously approved plans with ZC-23-0272 showed 5 proposed mini-warehouse buildings on the boundary of the property. A total of 49 covered parking spaces for recreational and off-highway vehicles were centrally located within the site and along a portion of the east property line. Building C was located along the southern portion of the east property line adjacent to the commercial zone (C-2) and set back 10 feet from the residential property on the northern portion of the area to the east. The RV canopy was set back from the east property line 10 feet and over 50 feet from the north property line. Buildings A and E were set back 16 feet from Jones Boulevard, and Building B was set back 19 feet from Jones Boulevard.

The revised plans approved with ADR-25-900059 show 3 buildings, instead of the 5 originally approved buildings. The applicant consolidated the smaller storage unit buildings into one larger building (Building A) which is now centrally located within the site. Building B remains unchanged at the northwest corner of the site. Building C (utility and restroom building) is located at the northeast corner of the site. Additionally, the metal canopies that previously occupied the center of the site now are shown along the south and west property lines. Also, uncovered vehicle storage spaces are located along the east property line. Lastly, the trash enclosure is now moved to the south side of the west entrance.

Originally, a waiver was approved to reduce side yard setback for the east RV canopy to 10 feet adjacent to a residential use. With the changes approved with ADR-25-900059, that waiver is no longer needed.

Landscaping

The previously approved plans with ZC-23-0272 depicted the site will be enclosed with an 8 foot high block wall with 1 foot 4 inch high wrought iron (approximate overall height of 9.5 feet). A

15 foot wide street landscape area was provided along Jones Boulevard adjacent to an existing attached sidewalk. Along Jones Boulevard an intense landscape buffer was provided between Buildings A and B and consists of Evergreen trees where the vehicle and watercraft storage may be visible from the right-of-way. An 18 foot to 20 foot wide landscape buffer was provided along the west side of the driveway entrance on O'Bannon Drive with a 35 foot wide landscape buffer on the east side of the driveway entrance on O'Bannon Drive. A 10 foot wide intense landscape buffer with Evergreen trees was provided along the east property line adjacent to the residential properties.

The revised plans approved with ADR-25-900059 show that the intense landscaping along the east property line was removed pursuant to current letters received from the neighboring property owners.

Elevations

The revised plans approved with ADR-25-900059 shows Buildings A & B with an overall height of 17 feet, and Buildings C with an overall height of 10 feet. The canopies for recreational, off-highway vehicles, and watercraft remain unchanged with the height up to 16 feet.

Floor Plan

The revised plans approved with ADR-25-900059 shows Building A, Building B, and Building C (utility and restroom building) with an area of 15,875 square feet, 7,000 square feet, and 454 square feet, respectively. The previously approved plans indicated that all proposed structures are single story.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0272:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a maintenance parking space at the northeast corner of the site;
- 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 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; 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant indicates that the proposed extension of time is required due to long lead times related to review requirements by several governing jurisdictions. Specifically, there have been issues with easement and on-site demolition of the prior residence on the site which was a part of the City of Las Vegas request and SWPP (Stormwater discharge) compliance.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900059	Revised plans for ZC-23-0727	Approved by ZA	November 2025
ZC-23-0727	Reclassified the property from C-P to C1 zoning with use permits for mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage facility, along with associated waivers of development standards and design review	Approved by BCC	July 2023
ZC-1133-00 (AR-0032-15)	Third application to review for a variance for an automobile storage yard	Approved by BCC	June 2015
ZC-1133-00 (ET-0029-10)	Second extension of time on a variance to review an automobile storage yard	Approved by BCC	March 2010
ZC-1133-00 (ET-0297-04)	Second extension of time to reclassify 2.6 acres to C-P zoning for an automobile storage yard	Approved by BCC	October 2004
ZC-1133-00 (ET-0287-02)	First extension of time to reclassify 2.6 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	October 2002
ZC-1133-00	Reclassified 2.5 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	City of Las Vegas	C-1	Office park
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 & C-2	Single-family residential
West	City of Las Vegas	P-R	Office & undeveloped

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.

The applicant has demonstrated that they have continued to make progress toward commencement of the project: an off-site permit (PW25-17019) has been submitted to the Public Works Department; the traffic study and drainage study were approved by Public Works; and building permits have been submitted to the Building Department and are currently under review. Therefore, staff can support the request for an extension of time.

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 July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- 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 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 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: DAVID JESUS RIVERA

CONTACT: NDL GROUP, INC., 3830 S. JONES BOULEVARD, LAS VEGAS, NV 89103