

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400028 (UC-0598-14) -MMC CONTRACTORS WEST, INC:

WAIVER OF CONDITIONS of a use permit restricting the maximum storage area as depicted per plans in conjunction with an existing outside storage yard and office/warehouse building on 4.16 acres in an IP (Industrial Park) Zone.

Generally located on the southeast corner of Redwood Street and Badura Avenue within Enterprise. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

176-02-301-016

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7040 Redwood Street
- Site Acreage: 4.16
- Project Type: Outdoor storage
- Square Feet: 40,060
- Parking Required/Provided: 51/64

History and Request

The approved plans depicted a 51,502 square foot office/warehouse building located on the southeast corner of Redwood Street and Badura Avenue, and a 24,900 square foot outside storage/laydown area located on the north side of the building with a portion of this area extending west of the footprint of the building toward Redwood Street within the front yard which necessitated obtaining a use permit. A 10 foot high decorative security block wall was also depicted along portions of the west, north, and east property lines for secure vehicle parking areas. The outdoor storage area within the security block wall is gated and the gates remain open during business hours. All gates are set back a minimum of 18 feet from any street. Currently, the applicant is requesting to increase the outdoor storage area to 40,060 square feet. All the outdoor storage will be located within the enclosed yard. Some parking spaces located to the west, northwest, and east of the building will be taken by the extended outdoor storage area. However, the remainder of the parking spaces are still sufficient for the use. Also, the required landscaping will not be affected by the expansion of the outdoor storage yard.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0598-14:

Current Planning

- Maximum outside storage area as depicted per plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Full off-site improvements must be completed per off-site Permit 08-15050.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant states as the needs of the organization have evolved since the original that time of approval, today the applicant is proposing to allocate other usable areas in the enclosed yard for use as outdoor storage. Uses of this outdoor storage yard include areas for material delivery, metal containers, staging of fabricated parts awaiting transport and other items.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0598-14	Allow outside storage in front of a building with design review for the outside storage and warehouse building	Approved by PC	August 2014
VS-0347-09	Vacation and abandonment of easements - expired	Approved by BCC	July 2009
TM-0181-08	One lot industrial subdivision - expired	Approved by PC	November 2008
ZC-0445-07	Reclassified to M-D zoning for an office/warehouse development	Approved by BCC	July 2007
UC-0737-05	Communication tower and associated equipment with reduce street setbacks	Approved by PC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP	Office/warehouse complex
West	Business Employment	RM32	Multi-family residential development under construction

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 waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff typically does not support waiver of condition requests imposed on previously approved land use applications. However, staff finds that in this case increasing the area for the outdoor storage should not have a negative effect on the neighboring area. The outdoor yard is screened by block walls, and nothing will be stacked above the walls. In addition Title 30 has been updated since the approval of UC-0598-14. The proposed outside storage is in compliance with the new code. The reduction in parking spaces will not affect the overall site required count. Therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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**

- Applicant is advised that a subsequent application for revised plans needs to be approved.

Public Works - Development Review

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: MICHELLE CATES

CONTACT: MICHELLE CATES, SR CONSTRUCTION, 3579 RED ROCK STREET, LAS VEGAS, NV 89103