

11/21/23 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LA CIENEGA ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0474-NEVADA INVESTMENT ASSN GRP, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Warm Springs Road and the west side of La Cienega Street within Enterprise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-04-801-037

DESIGN REVIEW:

Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Increase finished grade for a mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 49
- Square Feet: 130,096
- Parking Required/Provided: 5/10

Site Plan

The approved plan depicts a 2 acre parcel located at the northwest corner of Warm Springs Road and La Cienega Street. The proposed mini-warehouse facility is centrally located on the parcel with parking located on the east and west sides of the building. There are 2 points of ingress to the facility, 1 each on La Cienega Street and Warm Springs Road, and 1 point of egress on La Cienega Street. There is 1 trash enclosure shown in the northwest corner of the parcel.

Landscaping

No changes are proposed or required to the landscaping areas of the approved mini-warehouse facility with this request.

Elevations

The previously approved elevation plans depict a 49 foot tall 3 story building with a flat roof behind parapet walls. Construction materials consist of pre-finished metal panels, color EIFS system, exposed colored CMU block walls, glazing system, and painted metal panels.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this application is to fulfill the approval requirement of the Technical Drainage Study (PW22-19884) and off-site improvement plans. The applicant is requesting an increase of fill over 36 inches to fill a small depression on the northwest corner of the site that is currently at a lower elevation than the existing La Cienega Street roadway, fronting the property to the east. The excessive fill amount is approximately 48 inches and is in a localized area of the project; the remainder of the site will have an average fill of 2 feet to 2.5 feet. The applicant states the approval of this application will not adversely impact the general prosperity, health, safety, or welfare of the public or adjacent landowners and will allow for the orderly development of the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0346	Vacated and abandoned easements	Approved by PC	August 2023
UC-22-0288	Waivers for increased wall height, increased building height, and reduced throat depth, and design review for a mini-warehouse facility	Approved by BCC	July 2022
ZC-19-0397	Reclassified from C-1 to M-D zoning with a Resolution of Intent for a hotel - expired	Approved by BCC	August 2019
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012
ZC-1078-06	Reclassified the site from R-E to C-1 zoning for a future commercial use	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Parking lot
South	Neighborhood Commercial	C-P	Office buildings
East	Business Employment	C-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-1	Vehicle rental facility

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Applicant is advised that 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

- Comply with approved drainage study PW22-19884;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

#0222-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INVESTMENT ASSN GRP, LLC

CONTACT: TIMOTHY WELLS, PELOTON LAND SOLUTIONS, 5888 W. SUNSET ROAD, SUITE 101, LAS VEGAS, NV 89118