

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0699-SLOAN 20, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify buffering and screening; **2)** reduce driveway throat depth; and **3)** waive full off-site improvements.

**DESIGN REVIEW** for a proposed office/warehouse complex on 3.44 acres in an IL (Industrial Light) Zone.

Generally located west of Interstate 15 and east of Arville Street within the South County planning area. JJ/rg/cv (For possible action)

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RELATED INFORMATION:

**APN:**

191-30-501-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the landscape buffer where buffering and screening shall consist of a 15 foot landscape buffer with a double row of evergreen trees along the east property line is required per Section 30.04.02C.
2. Reduce the driveway throat depth to 14 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Arville Street where off-site improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

SOUTH COUNTY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.44
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 30 maximum
- Square Feet: 4,949 (proposed Building 1)/ 4,949 (proposed Building 2)/ 4,949 (proposed Building 3)/ 4,949 (proposed Building 4)
- Parking Required/Provided: 40/40
- Sustainability Required/Provided: 7/7

### Site Plan

The site plan depicts an office/warehouse complex consisting of 4 buildings on a triangular shaped parcel. The northern 2 proposed buildings (Building 1 and Building 2) are attached to one another, and the southern 2 proposed buildings (Building 3 and Building 4) are also attached to one another. Setbacks for the northern set of buildings (Building 1 and Building 2) are over 51 feet, 6 inches from the north property line, 124 feet from the east property line, 82 feet from the west property line, and 130 feet from the south property line. Setbacks for the southern set of buildings (Building 3 and Building 4) are 304 feet from the southernmost point of the parcel, 31 feet from the east property line along I-15, and over 64 feet from the west property line.

Access to the site is provided by a driveway entrance at the northwest portion of the site along Arville Street. A drive aisle and parking spaces are located along the west side of the site, and outdoor storage yards are located on the east side of the site, adjacent to I-15. Each building has an outdoor storage yard as follows:

- Building 1 outdoor storage area – 18,677 square feet
- Building 2 outdoor storage area – 16,993 square feet
- Building 3 outdoor storage area – 19,666 square feet
- Building 4 outdoor storage area – 17,219 square feet

A leach field will be in the northeast portion of the site, and a water tank, pump house, and well head will be located on the south side of the site. Lastly, trash enclosures are located near each proposed building.

### Landscaping

The landscape plan includes trees and shrubs along Arville Street and in the parking lot. Trees along Arville meet Title 30 requirements for spacing and quantity, including a tall evergreen tree near the driveway. All plants are desert-friendly and low-water. Gravel covers bare soil, and live plants are placed in front of buildings.

The applicant is requesting to eliminate the required 15 foot landscape buffer where a double row of evergreen trees along the east property line (Section 30.04.02C) is required adjacent to a freeway.

### Elevations

Maximum height for each building is approximately 30 feet high on the top of the parapet wall. Exterior materials include CMU walls with various color bands and finishes, metal awnings, aluminum storefront windows, and overhead rollup doors.

### Floor Plans

Each building is 4,949 square feet, and the interior space includes accessory office space, restrooms and warehouse area.

### Applicant's Justification

The applicant requests waivers to eliminate required landscape buffering along the freeway, reduce driveway throat depth, and defer off-site improvements. The justification letter cites site

functionality, low anticipated traffic volume, and the surrounding industrial context as reasons the standards are not appropriate or effective for this location.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0189-22	Zone change from R-U & H-2 zoning to M-D zoning (design review portion of the application for an office/warehouse complex – expired)	Approved by BCC	June 2022

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	RS80	Undeveloped
West	Business Employment ,	RS80	Undeveloped
South	Open Lands	IP & H-2	Undeveloped
East	Entertainment Mixed-Use, Public Use, & Open Lands	H-2, RS80 & PF	Interstate 15, batch plant & undeveloped

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0698	A zone change from IP to IL is a companion item on this agenda.

#### **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**

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Waiver of Development Standards #1

The applicant requests to eliminate the required 15-foot landscape buffer and double row of evergreen trees along the east property line. The site is adjacent to a freeway (I-15) in the Urban Area, and the standards are applicable. The applicant proposes to use this area for outdoor storage and asserts that trees would not be effective in this context. However, staff finds that the hardship is self-imposed, since the waiver is requested to accommodate more outdoor storage area rather than due to physical site constraints. The proposed elimination does not meet the

intent of the buffering and screening standards outlined in Title 30, and staff does not support the waiver request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed buildings incorporate CMU walls with varied finishes, metal awnings, aluminum storefront windows, and overhead rollup doors, consistent with the industrial character of the area. The design is compatible with surrounding development in terms of scale, materials, and use. However, the design is contingent upon approval of a waiver to eliminate required buffering and screening along the east property line. As detailed in the associated waiver findings, staff does not support the request and therefore does not support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the single driveway on Arville Street. The applicant worked with staff to ensure that vehicular access to the site was redesigned to be safer and prevent vehicles from stacking into the right-of-way. With the redesign, staff finds that the reduced throat depth should have no negative impacts.

#### Waiver of Development Standards #3

Staff cannot support this request to not install full off-site improvements when future plans with full off-site improvements to be installed have been proposed to fully develop the area. Furthermore, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

### **Staff Recommendation**

Approval of waiver of development standards #2; denial of waivers of development standards #1, #3 and the design review.

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**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Arville Street;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Fire Prevention Bureau**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0192-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** November 19, 2025 – HELD – To 12/03/25 – per the applicant.

**APPLICANT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118