

06/02/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0210-4185 WEST HARMON, LLC:

USE PERMIT to allow outdoor storage.

DESIGN REVIEW for outdoor storage in conjunction with an existing equipment rental and sales facility on 2.24 acres in an IL (Industrial Light) Zone.

Generally located south of Harmon Avenue and west of Wynn Road within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-19-701-005; 162-19-701-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4185 W. Harmon Avenue
- Site Acreage: 2.24
- Project Type: Outdoor storage
- Number of Stories: 1
- Building Height (feet): 17 (warehouse)/17 (accessory structure #1)/11 (accessory structure #2)/10 (accessory structure #3)/10 (accessory structure #4)
- Square Feet: 5,213 (warehouse)/1,556 (accessory structure #1)/400 (accessory structure #2)/150 (accessory structure #3)/1,645 (accessory structure #4)
- Parking Required/Provided: 7/23 (existing on site)

Site Plans

The plans depict an industrial site accessed via Harmon Avenue to the north. An existing 5,213 square foot warehouse is located in the northeast corner of the site, set back 20 feet from the north and east property lines. Accessory structures are located on the east, west, and south sides of the warehouse, ranging from 150 square feet to 1,645 square feet. Parking is located along the northern portion of the site, with 23 existing parking spaces provided where 7 spaces are required. An existing trash enclosure is located along the southern portion of the parking area.

The outdoor storage area is located south of the parking area and occupies the majority of the site. An existing access gate and chain link fence ranging from 6 feet to 12 feet in height is located south of the parking area, separating it from the outdoor storage area. The access gate is

set back 71 feet from the north property line. New slats are proposed for the fence to provide screening from the Harmon Avenue right-of-way. An existing 6 foot high chain link fence is located along the south and east property lines, while an existing 9 foot high screen wall is located along the west property line. A use permit is required since the outdoor storage will not be completely screened from the right-of-way with an 8 foot high screened fence or wall, and since the outdoor storage will be stacked or piled above the screened fences and walls.

Landscaping

The plans depict existing street landscaping behind an attached sidewalk along Harmon Avenue, consisting of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict a 17 foot high warehouse building with CMU facades and a flat roofline. Doors and windows are located on the south and west elevations, with additional windows on the north elevation. Photos have been provided for accessory metal structures, all of which feature flat rooflines and range from 10 feet to 17 feet in height.

Floor Plans

The plans depict a 5,213 square foot warehouse with offices, a reception area, and storage rooms. There are 4 accessory structures with open layouts, which range from 150 square feet to 1,556 square feet.

Applicant’s Justification

The applicant states that the property has been used for decades for an equipment rental and sales business. The proposed site modifications include outdoor storage, accessory structures, and adding screening slats to existing fencing. The outdoor storage will occasionally be stacked above the fence with 16 foot high racks, and the screened fence will remain 6 feet in height. The proposed outdoor storage will not adversely affect adjacent properties and will not burden public facilities or services. Additionally, there are no residential units in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1683-06	Use permits and design review for public utility structures and an electrical substation	Approved by BCC	February 2007
ADR-900373-03	Administrative design review for an addition to an existing building	Approved by ZA	May 2003
DR-0013-00	Design review for an addition to an existing building	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Business Employment	IL	Equipment rental, sales, maintenance, & outdoor storage
West	Business Employment	IL	Office-warehouse complex

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

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.

Use Permit & Design Review

Staff finds that the addition of outdoor storage is complementary to the existing equipment rental and sales business that has been operating on-site for decades. Outdoor storage is compatible with the existing industrial uses in the surrounding area, including the IL zoned adjacent properties to the east, west, and south. The addition of slats to the 6 foot high fence south of the parking area will also help mitigate visual impacts on the Harmon Avenue right-of-way. For these reasons, staff can support these requests.

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 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

- No comment.

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system. Please contact the Southern Nevada Health District regarding any modifications to existing plumbing fixtures.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ENCOMPASS STUDIO

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