

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400018 (ZC-21-0534)-DIAMOND ALTO, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.2 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

DESIGN REVIEW for office/warehouse buildings within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor. WM/my/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-203-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2808 N. Pecos Road
- Site Acreage: 2.2
- Project Type: Office/warehouse buildings
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,330
- Parking Required/Provided: 96/96

Site Plan

The approved plans depict 3 office/warehouse buildings along the southern portion of the site. The western 2 buildings are both set back 20 feet from the south property line and 73.5 feet from the north property line. The westernmost building is also set back 49.5 feet from the western property line along Pecos Road. Along the east side of the site, the easternmost building is set back 20 feet from the south property line along Alto Avenue, 55 feet from the north property line, which is adjacent to the residential development, and 62 feet from the eastern property line along Clifford Street.

Access to the site is provided by driveways on Alto Avenue. Per conditions of approval under ZC-21-0534, Pecos Road access will be gated and used only as emergency access, and an

ingress/egress driveway will be installed on Clifford Street with a configuration to be coordinated with and approved by the Department of Public Works. Parking spaces are located on the north side of the site. Trash enclosures are located on the north sides of the buildings, and the trash enclosures are all set back at least 50 feet from the residential development to the north.

Landscaping

The approved plans depict a 15 foot wide landscape area adjacent to an existing attached sidewalk along Alto Avenue, a 15 foot wide landscape area adjacent to an existing attached sidewalk along Pecos Road, and a 10 foot wide landscape area adjacent to a proposed attached sidewalk along Clifford Street. There is a 9 foot wide landscape area with a 10 foot high wall (8 foot wall with 2 feet of wrought iron) along the northern property line adjacent to existing residential use with a double row of trees. Interior parking lot trees are distributed throughout the site. Parking lot landscaping complies with Figure 30.64-14.

Elevations

The buildings are single story, 26 foot high with parapet walls around the roofline. The facade of the buildings includes CMU split-faced block, metal awnings, aluminum storefront windows and doors, and roll-up doors on the east and west sides of the buildings.

Floor Plans

There are 3 buildings with a total area of 17,330. Two of the buildings are divided into 2 tenant spaces, which create a total of 5 tenant spaces on the site. Each tenant space consists of an office area, restroom, and warehouse area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0534:

Current Planning

- Resolution of intent to complete in 3 years;
- Install 8 foot perimeter block wall with no wrought iron on top of block wall per plans;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Apply and maintain a graffiti resistant clear coating to the perimeter walls and building facades that face Pecos Road, Alto Avenue, and Clifford Street;
- 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; and that 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.

Public Works - Development Review

- Pecos Road access to be gated and used only as emergency access;
- An ingress/egress driveway will be installed on Clifford Street with a configuration to be coordinated with and approved by the Department of Public Works – Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Clifford Street.

Building Department - Fire Prevention

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

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 #0378-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they have filed for building permits and are awaiting financing. The applicant anticipates the construction to take approximately 12 months to complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0534	Zone change and design review for office/warehouse buildings with a vehicle body shop	Approved by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & RM18	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Business Employment	RS5.2	Single-family residential
West	City of North Las Vegas	C-3	Broad Acres Swap Meet

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.

Staff finds that numerous building permits have been issued. Additionally, a traffic study, a drainage study, and an off-sites permit have been issued by Public Works. Although construction has not commenced, this is the first request for an extension of time, therefore, staff can support this request.

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 February 2, 2027 to complete 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; 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; 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; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: KATRIINA PRUETT

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
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