

DISTRIBUTION CENTER  
(TITLE 30)

**UPDATE**  
DESERT INN RD/VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0685-PROLOGIS LP:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) attached sidewalks; 2) street landscaping; and 3) throat depth.

**DESIGN REVIEWS** for the following: 1) distribution center; and 2) finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-18-503-011; 162-18-503-012; 162-18-503-020 through 162-18-503-021

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow an existing attached sidewalk along Desert Inn Road where a detached sidewalk is required per Figure 30.64-17.
- b. Allow an existing attached sidewalk along Pioneer Avenue where a detached sidewalk is required per Figure 30.64-17.
2. Reduce the street landscaping area to 10 feet where a 15 foot landscape area is required per Section 30.64.030.
3. Reduce the throat depth to 3 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).

**DESIGN REVIEWS:**

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3985, 3984, & 3940 W. Desert Inn Road
- Site Acreage: 8

- Project Type: Distribution center
- Building Height (feet): 47
- Square Feet: 152,843
- Parking Required/Provided: 139/145

### Site Plans

The plans depict a single story, 152,843 square foot distribution center located within the center portion of the lot. Along the south side of the building, plans show overhead roll-up doors and truck docks for loading and unloading activities. Access is from Desert Inn Road and Pioneer Avenue. Interior drive aisles are a minimum of 24 feet in width and parking is shown along the perimeters of the proposed building.

### Landscaping

The plans depict landscaping along the perimeters of the property and within the parking lot. Landscaping along Pioneer Avenue is shown at 10 feet in width and is the subject of a waiver of development standards request for reduction from the required 15 feet. Landscaping is shown along Desert Inn Road and is greater than 15 feet where required by Code. Interior landscaping shows landscape islands every 6 spaces with landscape areas located along the ingress/egress driveways.

### Elevations

The plan depicts a distribution center building that is single story and constructed with metal siding or CMU tilt-up concrete panels. The maximum height is up to 47 feet and includes a flat roofline and parapet walls. Parts of the exterior materials include aluminum storefront framing and windows and roll-up doors.

### Floor Plans

The plans depict a distribution center with an open floor plan and offices, utility rooms, loading and unloading areas with the roll-up doors, and loading area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states all the surrounding existing development has attached sidewalks and the sidewalk along Desert Inn Road is existing and attached. The applicant is requesting a waiver to allow the existing sidewalk to be attached. The current site plan provides for more than 15 feet of landscaping behind the attached sidewalk along Desert Inn Road. In addition, per a recently adopted Planning Ordinance regarding detached sidewalks required for all new private developments, regardless of street width, the applicant is requesting that the existing attached sidewalk along Pioneer Avenue remain and the portion of new sidewalk that will be required also be allowed to be attached to stay consistent with the existing surrounding development. This entitlement process started prior to the recently adopted ordinance and the site layout to provide the depth needed for the truck turning movements puts the landscape adjacent to Pioneer at 10 feet. The landscape width does increase around the driveway entrances to be greater than the 10 feet and the applicant feels the average width fronting Pioneer is greater than 10 feet. This area is

an older developed area, and this redevelopment project will bring new improvements and aesthetics to the area where currently there is minimal landscaping and the landscaping this project will provide along Pioneer Avenue will be an improvement. The throat depth request provided at the ingress side of the northeast driveway is 3 feet.

Development of this project will provide additional employment opportunities for citizens of the Paradise Town Board area. In addition, this project is a redevelopment of the area, and the proposed development is compatible to the other uses in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0319-11	Reclassified from H-1 zone to M-1 zone, with a waiver for off-site improvements, landscaping, and reduced setbacks	Approved by BCC	October 2011
UC-1439-06 (ET-0258-08)	First extension of time to expand the Gaming Overlay District	Approved by BCC	November 2008
VS-1038-06 (ET-0257-08)	First extension of time to vacate and abandon portions of Pioneer Avenue	Approved by BCC	November 2008
UC-1439-06	Expand the Gaming Overlay District	Approved by BCC	December 2006
VS-1038-06	Vacate and abandon portions of Pioneer Avenue	Approved by PC	November 2006
ZC-1276-06	Reclassify all parcels included in this project to H-1 zoning	Approved by BCC	November 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Entertainment Mixed-Use	M-1 & C-2	Warehouse/commercial retail

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

### Waiver of Development Standards #1a and #1b

Along both Desert Inn Road and Pioneer Avenue there are existing attached sidewalks on both sides of the street. Staff typically does not support requests to reduce street landscaping requirements. However, the applicant is providing landscaping along Desert Inn Road and although it does not meet any exemptions for attached sidewalks, it does meet the provision of having 15 feet of landscaping behind the sidewalk along Pioneer Avenue and the applicant is providing a landscape area of 10 feet where no landscaping currently exists. In order to provide for a seamless and cohesive streetscape, staff can support these requests for an attached sidewalk and finds these requests will not adversely impact adjacent or nearby properties.

### Waiver of Development Standards #2

Staff typically does not support requests to reduce street landscaping requirements. However, since the proposed 10 foot wide landscape area is consistent with the existing landscaping along Pioneer Avenue, staff finds that the waiver request will not adversely affect the immediate area since the landscape material provided along the public roads has an adequate amount of plant material to meet the intent of Code.

### Design Review #1

Varying rooflines and contrasting colors have been utilized to break-up the mass on portions of the distribution center. The proposed building consists of a contemporary design featuring architectural enhancements, detailing, roofline elements, and is compatible with the surrounding commercial development. Therefore, staff can support this request.

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

#### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveways on Desert Inn Road. The proposed distribution center is designed for trucks to access the site from Pioneer Avenue and for automobile traffic to use either Desert Inn Road or Pioneer Avenue. Although the advertised throat depth is as low as 3 feet along Desert Inn Road, the driveways were designed with additional landscape buffers to provide additional distance before drivers encounter immediate conflicts.

### Design Review #2

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:**

### **Current Planning**

- 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; 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**

- Drainage study and compliance;
- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Remove the western driveway on Pioneer Avenue or move the driveway to line up with, and prevent turn conflicts from, the proposed driveway on the south side of Pioneer Avenue on APN 162-18-506-001;
- Coordinate driveway locations with the owner/developer of the proposed project on the south side of Pioneer Avenue on APNs 162-18-506-001, 162-18-506-008, and 162-18-506-011.
- 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.

### **Fire Prevention Bureau**

- No comment.

### **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 #0013-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 2 cards**

**COUNTY COMMISSION ACTION:** February 22, 2023 – HELD – To 03/08/23 – per the applicant.

**APPLICANT:** TREASEA WOLF

**CONTACT:** TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD  
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