

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; **2)** allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; **3)** reduce separation from residential use; and **4)** waive screening of outside storage area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setback; **2)** alternative landscaping; **3)** eliminate trash enclosure; **4)** security fence location; and **5)** commercial driveway standards.

DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-502-008; 140-20-502-012; 140-20-502-014

USE PERMITS:

1. Allow trailer, recreational vehicle, and watercraft vehicle wash in an IL zone per Table 30.44-1.
2. Allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay per Table 30.48-AE.
3. Reduce separation to residential use to 500 feet where 750 feet is required per Table 30.44-1 (a 33% reduction).
4. Waive screening of outside storage area from any right-of-way where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gate setback to 30 feet where 50 feet is required per Section 30.64.020 (a 40% reduction).
2.
 - a. Eliminate parking lot landscaping where required per Figure 30.64-14.
 - b. Allow alternative street landscaping where Figure 30.64-8 is required when in conjunction with security fencing.
3. Eliminate trash enclosure.
4. Allow security fencing (non-screening) which is not set back for landscaping where landscaping is required per Figure 30.64-8.

5. a. Allow a non-standard driveway along Judson Avenue where a commercial driveway is required per Uniform Standard Drawing 222.1.
- b. Reduce driveway throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% decrease).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5060 Judson Avenue
- Site Acreage: 2.7
- Project Type: Modifications to an existing mini-warehouse facility
- Parking Required/Provided: 5/5

Site Plans

The approved plans depicted an existing mini-warehouse facility with an expansion of outside storage for recreational vehicles, trailers, watercraft, and off-highway vehicles, including a vehicle wash for said vehicle types. There is a 32 foot wide pan driveway entrance to the site from Judson Avenue. Parking is provided on either side of the entryway with a gated entry located 30 feet from the back of sidewalk. The existing trash enclosure will be removed, and the visitor parking area will be re-stripped to provide the required parking in front of the mini-warehouse. A keypad entry is located on the west side of the access gate.

The existing mini-warehouse buildings will not be modified and are set back approximately 35 feet from the south property line. The addition of outside storage spaces in a paved parking area will be provided on the 2 northerly parcels along with a vehicle wash bay. There is a secondary fire access from a private drive located along the east property line terminating in a cul-de-sac on the subject site. A proposed fence is located along the west portion of the cul-de-sac bulb. A future manager's residence is located to the north of the vehicle wash bay.

A single-family residential development is located approximately 500 feet to the east. Two industrial developments, as well as Nellis Boulevard, separate the residential development from the vehicle wash.

Landscaping

The approved plans depict an existing landscape planter along Judson Avenue that consists of non-standard drought tolerant landscaping. No new landscaping is proposed although parking lot landscaping is required.

Elevations & Floor Plans

There are no proposed changes to the existing buildings which were constructed in 1980.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0403:

Current Planning

- Relocate security fence along the south property line to the north edge of the existing planter;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Driveway on Judson Avenue to be constructed per Uniform Standard Drawing 224;
- Post “No Parking” signs on Judson Avenue;
- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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.

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 #0311-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time since they are still working with the neighboring property owner on necessary easements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0403	Allowed trailer, recreational vehicle, and watercraft vehicle wash with waiver of development standards to reduce gate setback, landscaping, eliminated trash enclosure, security fence location, and commercial driveway standards, and design review for modification to an existing mini-warehouse facility	Approved by BCC	September 2022
ZC-0192-92	Reclassified 4.2 acres to M-1 zoning for a mini-warehouse addition with outside storage	Approved by BCC	January 1993
ZC-0015-80	Reclassified to M-1 zoning for a mini-warehouse facility	Approved by BCC	March 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP (AE-65 & APZ-2)	Industrial & undeveloped
South	Business Employment	IL & CG (AE-65)	Industrial & outside storage
East	Business Employment & Corridor Mixed-Use	IL (AE-65 & APZ-2)	Vehicle repair & storage facility
West	Business Employment	IL (AE-65 & APZ-2)	Industrial

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.

The applicant is currently working with Public Works. The off-site permit (PW-23-14759) was accepted in June of 2023 and is currently in the review process. The drainage study (PW-23-12414) was approved in May of 2023. Since the applicant has made progress towards commencement of the project, staff can support the applicant’s request for a 2 year extension.

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 September 21, 2026 to commence 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; 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: DWYER ENGINEERING

CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89106