

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400131 (ZC-22-0542)-DURANGO STOREFLEX, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to reduce driveway throat depth.

**DESIGN REVIEWS** for the following: **1)** office/warehouse buildings; and **2)** mini-warehouse facility on 2.28 acres in an IP (Industrial Park) Zone.

Generally located west of Butler Street and north of Warm Springs Road within Spring Valley.  
MN/gc/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-04-401-010

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for driveways along Butler Street to 7 feet 10 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68.7% reduction).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7245 Butler Street
- Site Acreage: 2.28
- Project Type: Office/warehouse buildings and mini-warehouse facility
- Number of Stories: 2 (office/warehouse)/4 (mini-warehouse)
- Building Height (feet): 32 (office/warehouse)/50 (mini-warehouse)
- Square Feet: 24,100 (office/warehouse)/114,000 (mini-warehouse)
- Parking Required/Provided: 42/45

Site Plan

The original plans show 2 proposed office/warehouse buildings on the east half of the property, and a proposed mini-warehouse facility on the west half of the property. The southern office/warehouse building (Building 1) is approximately 50 feet from the south property line and 60 feet from the east property line. The northern office/warehouse building (Building 2) is approximately 3.5 feet from the north property line and 60 feet from the east property line. The mini-warehouse building is approximately 5 feet from the west property line, 42 feet from the

north property line, and 53 feet from the south property line. Access to the site is from 2 driveways off Butler Street. The southern driveway has a throat depth of 7 feet 10 inches and the northern driveway has a throat depth of 8 feet 3 inches where 25 feet is required. The mini-warehouse facility portion of the site is gated, with an emergency access gate providing access to the adjacent property to the west. Two loading areas are located on the east side of the mini-warehouse building while leaving a minimum 20 feet clear for a 2 way drive aisle. The storage units are accessed from the interior of the building. A total of 45 parking spaces are provided where a minimum of 42 spaces are required. Loading spaces are located within the interior of the office/warehouse buildings. An 8 foot high block wall exists along the north property line.

### Landscaping

The approved plans show a 10 foot wide landscape area with an attached sidewalk along Butler Street consisting of 24 inch box Mulga Acacia trees spaced 30 feet apart with various shrubs and groundcover, which screens the roll-up doors on the office/warehouse buildings. Parking lot landscaping complies with code requirements.

### Elevations

Both approved office/warehouse buildings are 2 stories, 32 feet high, and are constructed of CMU block, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls. Each office/warehouse building has an overhead roll-up door on the east elevation. Another overhead roll-up door is located on the north side of Building 1 and the south side of Building 2. The approved mini-warehouse building is 4 stories, 50 feet high, and constructed of stucco finish, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls at varying heights.

### Floor Plans

The approved plans show a 11,800 square foot office/warehouse building (Building 1) with 10,000 square feet of warehouse space and 1,800 square foot office mezzanine. The second office/warehouse building (Building 2) is 12,300 square feet with 10,500 square feet of warehouse space and a 1,800 square foot office mezzanine. The mini-warehouse building is 114,000 square feet with storage units on all 4 floors and a small office area on the first floor.

### Signage

Signage was not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ADET-24-900829 (ZC-22-0542):

### Current Planning

- Until November 16, 2025 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; 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.

Listed below are the approved conditions for ZC-22-0542:

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new 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 the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.

**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 that fire/emergency access must comply with the Fire Code as amended; and that a cross access agreement may be required for this submittal.

**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 #0029-2022 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 been diligently working toward commencement of the project. The traffic study and drainage study have been completed, and grading, building, and off-site improvement permits are in review with the County.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-24-900829 (ZC-22-0542)	Administrative first extension of time for the waiver of development standards and design review portions of the application - subject until November 16, 2025 to commence	Approved by ZA	December 2024

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0282	Vacate and abandon a portion of right-of-way being Butler Street	Approved by PC	July 2023
VS-22-0691	Vacate and abandon government patent easements	Approved by BCC	February 2023
ZC-22-0542	Zone change from C-2 to M-D zoning for office/warehouse buildings and a mini-warehouse facility; the zone change portion was approved with no resolution of intent	Approved by BCC	November 2022
ZC-0311-07	Zone change from R-E to C-2 zoning for future commercial development	Approved by BCC	May 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	CC	Undeveloped
South	Corridor Mixed-Use	CG	Commercial center
East	Business Employment & Public Use	CG & RS20	Office buildings & NV Energy substation
West	Corridor Mixed-Use	CG	Shopping Center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**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 the applicant has taken steps towards commencing the approved project. The traffic and drainage study have been submitted and approved; a grading permit has been recently issued; and building permits, off-site improvements, and bonds are in-process with the County. Therefore, staff can support this extension of time request. However, the County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff may not be able to support future extension of time requests.

**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 November 16, 2027 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; 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; 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:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: OCHOA DEVELOPMENT CORPORATION**

**CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**