

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400076 (DR-21-0714)-LVBN PROPERTY, LLC:

HOLDOVER DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** distribution center; and **2)** finished grade on 7.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Lamb Boulevard within Sunrise Manor. MK/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-101-007

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 33.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.24
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 100,000
- Parking Required/Provided: 100/100

Site Plans

The approved plans show a 100,000 square foot distribution center oriented perpendicular to Las Vegas Boulevard North. Parking is located on the perimeter of the site. An 8 foot high block wall will be adjacent to the residential to the north and to the west. Access to the loading docks and additional parking will be through an entry gate on the north side of the building and a gated exit on the southwest side. Access to the site is from a driveway from Las Vegas Boulevard North.

Landscaping

The approved plans show an intense landscape buffer on the north and the west sides of the site ranging from 10 feet wide to 21 feet wide with 2 rows of trees 10 feet apart. Parking lot landscaping and street landscaping are in compliance with Title 30 standards.

Elevations

The approved plans show a 1 story concrete tilt-up construction distribution center with average roof height at 42 feet 4 inches and a maximum height of 44 feet at the parapets. The truck loading docks with 16 bays are located on the west side of the building, 163 feet from the residential development to the west.

Floor Plans

The approved plans show an open floor plan with an office area depicted in the northeast portion of the building.

Signage

Signage was not a part of the request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0714

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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

- 9 foot increase in finished grade shall be limited to on-site wash;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and 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.

Building Department - Fire Prevention

- 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 #0414-2021 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 because the owner of the property recently passed away. The new representatives would like to proceed with the project and need more time. The applicant is requesting a three year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0256	Vacation and abandonment of a public drainage easement	Approved by PC	June 2022
DR-21-0714	Original application for a distribution center	Approved by BCC	February 2022
UC-20-0133	Vehicle repair facility - expired	Approved by BCC	May 2020
UC-19-0914	Commercial vehicle repair with office as a principal use - expired	Approved by BCC	January 2020
DR-1726-06	Warehouse facility - expired	Approved by PC	January 2007
ZC-2195-97	Reclassified the site to M-D zoning	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-60)	Single-family residential
South & East	Business Employment	IP & H-2 (AE-60)	Warehouses & undeveloped

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.

There are multiple permits submitted with the Building Department and Public Works. However, records show that there has been no recent activity. There is an approved traffic study (PW22-11014). The off-site improvement permit (PW22-19069). has had no activity since September 2023. The building permit (BD-22-57983) for early grading has had no activity since January 2024. The building permit (BD23-02348) for the shell building has had no activity since February 2024. The trash enclosure building permit has had no activity since November 2023. The applicant is requesting a 3 year extension, but this application was permitted to be submitted a year after the original expiration date, so staff's recommendation for a 2 year extension accomplishes what the applicant is requesting. Staff can support this request since it is the first extension of time, however, staff may not support future extensions of time if progress is not made.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, 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 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

- No comment.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 4 cards

PROTEST: 1 card

COUNTY COMMISSION ACTION: September 3, 2025 – HELD – To 10/08/25 – per Commissioner Kirkpatrick.

APPLICANT: LVBN PROPERTY, LLC

CONTACT: JASON TREI, TWC CONSTRUCTION, 431 EASTGATE ROAD, 3RD FLOOR, HENDERSON, NV 89011