

08/18/21 BCC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

SADDLE AVE/FORT APACHE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0350-COUNSELORS:**

**DESIGN REVIEWS** for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
163-18-817-004

**DESIGN REVIEWS:**

1. Mini-warehouse facility.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Mini-warehouse
- Number of Stories: 3
- Building Height (feet): 44
- Parking Required/Provided: 5/5

**Site Plan**

The site plan depicts a proposed multi-story mini-warehouse building centrally located on the site, which is an existing pad site within a complex that includes shared access with a school and a restaurant/tavern. Setbacks for the mini-warehouse building include 20 feet to the northern property line along Saddle Avenue, 52 feet to the southern property line, 10 feet to the east property line, and 10 feet to the west property line. Access to the mini-warehouse is provided from an existing internal drive aisle, which provides access from Saddle Avenue to the north and

Flamingo Road to the south. Five parking spaces are located on the south side of the building near the office for the mini-warehouse.

### Landscaping

Existing landscaping is located along Saddle Avenue on the north side of the site, along the west side of the site, within a median in the drive aisle, and along the east side of the southern portion of the drive aisle that connects to Flamingo Road. No changes are proposed to the existing landscaping.

New landscaping includes a 10 foot wide landscape strip along the east property line with 24 inch box Mondell Pine trees spaced 30 feet on center. Additional landscaping includes 2 trees in landscape fingers in the parking area, and a landscape strip on the south side of the building.

### Elevations

The mini-warehouse building consists of painted stucco, concrete panels, metal accent panels, metal canopies, and parapet walls along the roofline. Most of the parapet wall along the roofline extends up to 42 feet; however, the elevator shafts extend up to 43 feet, and the parapet wall at the entrance extends up to 44 feet.

### Floor Plans

The first floor includes an office, lobby, 5 interior loading bays, and storage units. The second and third floor include only storage units.

### Signage

Signage is not a part of this request.

### Applicant's Justification

According to the applicant, the proposed mini-storage facility is compatible with the commercial uses to the east and south, the school to the west, and the single family residential subdivision to the north across Saddle Avenue. The applicant also states that the facility meets all Title 30 standards including but not limited to setbacks, height, lot coverage, landscaping, and parking. Lastly, the applicant states that the increase in finished grade is due to the topography of the site, and increasing the grade will not impact the adjacent commercial properties.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0518-17	Recreational facility and health club - expired	N/A	N/A
TM-0398-02	1 lot commercial subdivision	Approved by PC	November 2002
DR-1528-01	Restaurant/tavern constructed on the adjacent parcel to the south	Approved by PC	January 2002
ZC-0699-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	July 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Restaurant & tavern
East	Commercial General	C-2	Office & retail uses
West	Commercial General	C-1	School

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Design Review #1

The proposed mini-warehouse facility complies with all the standards of approval for a design review. For example, the design is compatible with the adjacent commercial development, and Saddle Avenue separates the facility from the single family subdivision to the north, which will help reduce any negative visual impacts. Furthermore, the elevations and design characteristics are aesthetically pleasing and include articulation to break-up the visual mass of the building. Lastly, site access and circulation are not negatively impacted by the mini-warehouse, and the proposed development complies with the conditions of approval for ZC-0699-99, which included landscaping, building design, and lighting considerations. Therefore, staff can support the request.

#### Public Works - Development Review

##### 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 Comprehensive 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 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.
- 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.

**Building Department - Fire Prevention**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DXD CAPITAL, LLC

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135