

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow access to a local street; **3)** allow non-standard improvements in the right-of-way; and **4)** reduce driveway distances from the intersection.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone.

Generally located west of Backstage Boulevard and south of Desert Inn Road within Paradise.
TS/rk/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-510-058

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow perimeter wall height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 34% increase).
2. Allow access to a local street (Raymert Drive) where access to a local street is not permitted per Table 30.56-2.
3. Allow non-standard street improvements in the right-of-way (landscaping) where not allowed per Section 30.52.050.
4. Reduce the departure distance from an intersection to a driveway along Raymert Drive to 97 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 49% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 104,826
- Parking Required/Provided: 5/5

Site Plan

The previously approved site plan depicted a mini-warehouse building centrally located on a 1.5 acre site. The facility will have a total of 860 storage units between 3 levels. Primary access to the site is from Raymert Drive to the south, which is considered a local street. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office. Five parking spaces are located to the west of the office.

Landscaping

The previously approved plan depicted a 15 foot wide landscape area with detached sidewalks along each of the streets that are adjacent to the site. More specifically, this site will provide standard detached sidewalks along Desert Inn Road and Raymert Drive, as well as a meandering path along Backstage Boulevard to provide additional appeal to the development. An 8 foot CMU security wall will be provided adjacent to the neighboring properties within the extents of the gated portion of the property. A 6 foot wrought iron fence will provide a security buffer at the property line outside the gated area.

Elevations

The previously approved plan depicted a mini-warehouse that is a 3 story building with a maximum height of 35 feet. The proposed building has unified and consistent modern architecture with different surface planes and slight building height variations. The materials include EIFS concrete panel walls, decorative panels, and corrugated metal accents with varying color schemes.

Floor Plan

The previously approved plan depicted a building that has a total area of 104,826 square feet. There are 860 storage units that range between 25 square feet and 300 square feet in area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0102:

Comprehensive 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

- Coordinate with Public Works on the design of Backstage Boulevard;
- Drainage study and compliance;
- Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0442-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that since the approval, construction documents have been submitted for permits, coordination with NV Energy has occurred, and associated vacation has been recorded. According to the applicant, on site construction activity is expected to begin in the next 2 months.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0124	Vacated and abandoned a portion of right-of-way being Desert Inn Road	Approved by PC	March 2025
UC-23-0102	Original application for a proposed mini-warehouse facility with waivers and design review	Approved by PC	May 2023
VS-23-0103	Vacate and abandon portions of right-of-way	Approved by PC	May 2023
ZC-0760-07	Reclassified the site to C-1 zoning for an office building and animal care facility	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CR	Undeveloped
South	Corridor Mixed-Use	CP	Outside storage
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Retail center, vehicle sales, & 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.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. Construction documents have been submitted for permits, coordination with NV Energy has occurred, and associated vacation has been recorded. For these reasons, staff can support the extension of time request.

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 May 2, 2027 to commence or the application will expire unless extended with approval of an extension of time.

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: KURT WALDEN

CONTACT: KURT WALDEN, EV&A ARCHITECTS, 1160 N. TOWN CENTER DRIVE, SUITE 170, LAS VEGAS, NV 89144