

**MEDIUM MANUFACTURING/  
MAJOR TRAINING FACILITY  
(TITLE 30)**

**UPDATE**  
HOLLYWOOD BLVD/CENTENNIAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**

**AMENDED HOLDOVER USE PERMITS** for the following: **1)** minor training facility (no longer needed); **2)** medium manufacturing (previously not notified); and **3)** major training facility (previously not notified) within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.

Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

123-26-101-001 ptn

**LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6865 Speedway Boulevard
- Site Acreage: 97.7 (portion)
- Project Type: **Medium manufacturing facility/major training facility**
- Number of Stories: 1
- Square Feet: 5,000
- Parking Required/Provided: 2,822/2,861 (overall complex)

Site Plans

The plans depict an existing in-line office/warehouse building that was originally developed as part of a larger office/warehouse complex. The proposed training facility will be located in a complex in Suite Y103. The site also shares access with existing office/warehouse uses to the north and south. This application is for a proposed medium manufacturing use and a major training facility related to ammunition.

Landscaping

No additional landscaping is proposed or required with this application.

### Elevations

The plans depict an existing 1 story office/warehouse building constructed of concrete panels and a flat roof with parapet walls and cornice treatments. The elevations also show decorative metal accents and canopies over the entryway.

### Floor Plans

The plans depict an open warehouse area with an office and restroom.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is requesting a use permit that will allow for the manufacture of bullet tips and to allow for up to 30 students. No actual firearms will be used nor will firearm manufacturing be conducted at the facility. The proposed classes are for ammunition reloading training and for those individuals who want to learn how to reload bullets.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-1003	Office as a principal use	Approved by PC	February 2019
UC-0972-17	Recreational facility (indoor go-kart track) with a waiver to reduce parking	Approved by PC	December 2017
WS-0282-15	Service bar within an existing office/warehouse complex	Approved by PC	September 2015
ZC-0119-96	Reclassified 106.1 acres to an M-1 zoning for an office/warehouse complex	Approved by BCC	March 1996

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Industrial	M-1	Remaining portions of the office/warehouse complex
West	Industrial - City of North Las Vegas	M-2	Warehouse/distribution building

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

#### Use Permit #1

**No longer needed.**

#### Use Permit #2

**Staff finds that the proposed request will not adversely impact the surrounding area as the immediate area surrounding the site is primarily industrial in use with warehouses and light industry. Staff can support the applicant's request for medium manufacturing as the location is in a concentrated area of employment and other similar ancillary commercial uses. The applicant has stated that no manufacturing of firearms will be conducted at this business. In addition, the proposed use complies with the Business Employment Land Use category, including being located adjacent to or near major transportation corridors.**

#### Use Permit #3

**Staff's primary concerns with this type of use are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the use. The proposed use is compatible with the surrounding area that includes a mix of industrial, manufacturing, and other general commercial uses. Staff finds that the request to allow a major training facility at this location is appropriate as the existing building and on-site parking adequately address the on-site needs of the proposed use. The applicant has indicated that no more than 30 students at any given time will be allowed as part of the applicants training courses. In addition, the applicant has stated that there will be no use of any firearms by the students; therefore, staff can support the requested use permit.**

#### **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**

- 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**

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC: Sunrise Manor - approval.**

**APPROVALS:**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** December 21, 2021 – HELD – To 01/18/22 – per the applicant.

**APPLICANT:** RICHARD DIAZ

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