

RETAIL CENTER WITH MINI-WAREHOUSE  
(TITLE 30)

BUFFALO DR/GRAND TETON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400050 (UC-19-0864)-TETON CAPITAL MANAGEMENT, LLC:**

**AMENDED USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a project of regional significance; **2)** mini-warehouse building; and **3)** vehicle rental.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping adjacent to arterial streets; **2)** alternative screening for outside vehicle rental; **3)** modified driveway design standards; and **4)** reduce driveway distances from the intersection.

**DESIGN REVIEWS** for the following: **1)** retail center with a mini-warehouse building and vehicle rental; and **2)** finished grade on 3.4 acres in a C-1 (Local Business) Zone (no longer needed).

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-10-405-006 through 125-10-405-008

**USE PERMITS:**

1. Project of regional significance.
2. Allow mini-warehouse in a C-1 Zone.
3. Allow 5 vehicle rental trucks in a C-1 Zone.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Alternative landscaping adjacent to arterial streets (Buffalo Drive & Grand Teton Drive) where landscaping per Figure 30.64-17 is required.
2. Alternative screening conditions for outside vehicle rental along a public street.
3.
  - a. Allow a minimum 31 foot commercial driveway throat depth along a public street (Buffalo Drive) where a 75 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 59% reduction).
  - b. Allow a minimum 10 foot commercial driveway throat depth along a public street (Grand Teton Drive Drive) where a 75 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 87% reduction).
4. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 147 feet along Buffalo Drive where 190 feet is the minimum per Chapter 30.52 (a 23% reduction).

## **DESIGN REVIEWS:**

1. A proposed a retail center with a mini-warehouse building and vehicle rental.
2. Increase finished grade for a commercial development to 36 inches where a maximum of 36 inches (previously 18 inches) is the standard per Section 30.32.040 (a 100% increase) (no longer needed).

## **LAND USE PLAN:**

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.4
- Project Type: Commercial development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 7,200 (retail building)/3,200 (restaurant w/ drive-thru)/49,282 (mini-warehouse footprint)
- Parking Required/Provided: 88/92

#### Site Plans

The approved plans depicted a commercial development consisting of 3 buildings, which include an in-line retail building, a fast food restaurant and 2 story mini-warehouse facility. The application included a use permit for 5 vehicle rental trucks in front of the mini-warehouse building along Grand Teton Drive. The buildings are centrally located on the site with parking and drive aisles located around the buildings. More specifically, the proposed mini-warehouse is located on the eastern half of the project site and the retail buildings are located on the western half of the site. The development has frontage along Buffalo Drive, Grand Teton Drive, and Tioga Way. Buffalo Drive and Grand Teton Drive are arterial streets and Tioga Way is a local street. The fast food restaurant service windows are approved along the west side of the buildings with queuing located to the north and west and retail building (subsequently approved for a daycare facility). Access to the site is provided by a driveway from Buffalo Drive and a driveway from Grand Teton Drive. Access gates to the mini-warehouse facility are located within the interior of the site beyond the customer parking area.

#### Landscaping

The approved plans depict minimum 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. The landscape areas adjacent to Buffalo Drive and Grand Teton Drive depict 1 row of trees where Figure 30.64-17 requires 2 off-set rows of trees. The approved plans depict a 20 foot wide landscape area consisting of 2 off-set rows of Evergreen trees located along the northern boundary of the site. Additional landscape areas are located within the parking area and adjacent to the buildings. The site provides an 8 foot high wall along the north property line and a 6 foot high wrought iron fence along the east property

line. The approved site design complies with a previous condition of approval requiring a 3 foot high decorative CMU pony wall along Grand Teton Drive.

### Elevations

The previously approved mini-warehouse is a 2 story building with a maximum height of 29 feet. The building ranges in height from 25 feet to 29 feet at its highest point. The approved building has unified and consistent modern architecture with different surface planes and building height variations. The materials include EIFS concrete panel walls with varying color schemes. Accents consist of recessed lines, glazed window accents, and metal roll-up doors on the east and west sides of the building. The fast food restaurant building was approved with 1 story. The approved exterior building materials consist of EIFS concrete panel walls with varying color schemes, fiber cement panel accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurant are approved with drive-thru pick-up window.

### Floor Plan

The approved mini-warehouse building totals 98,564 square feet with storage units of various sizes. The office is located in the southwest portion of the building which consists of leasing office area, managers unit, and restroom. The units range in size from 25 square feet to 300 square feet. The approved floor plan for the 2 retail pad sites total 10,400 square feet.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0864:

#### Current Planning

- 8 foot wall along Tioga Way tapered to allow line of sight transition to Grand Teton Drive;
- Final façade design for all buildings to be coordinated with neighbors and approved through an Administrative Design Review application;
- Trucks shall be stored behind the gates at all times;
- No businesses open past 11:00 p.m.;
- No speaker/squawk boxes to be operated past 10:00 p.m.;
- Site infrastructure to be completed first;
- Provide 3 smaller trees in front of the vehicle rental area between the proposed trees along Grand Teton Drive;
- Provide a 6 foot high decorative block wall along the east property line behind the landscape buffer;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to the plans;
- Enter into a Development Agreement prior to any permits to mitigate impacts of the project including any issues identified by the Board of County Commissioners;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that 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;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for Grand Teton Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Right-of-way for Buffalo Drive to remain at a minimum of 50 feet to accommodate dual left turn lanes.
- Applicant is advised that the installation of detached sidewalks may 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; that enhance paving within the right-of-way and public easements can only consist of colored asphalt or colored concrete; that the back of curb radius at Grand Teton Drive and Tioga Way must be 30 feet; 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

- 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; and to show on-site fire lane, turning radius, and turnarounds.

#### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 125-10-405-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sewer connection requests to inquire with the City of Las Vegas to see if the city has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

### Applicant's Justification

The applicant indicates that they have made significant progress with the civil improvements (PW-21-20139) which are submitted and awaiting approval from Public Works and building plans (BD-21-55274) are awaiting Building Department approval.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DA- 22-900086	Standard Development Agreement	Approved by BCC	May 2022
DR-21-0130	Daycare facility and final façade design for a retail center with mini-warehouse facility	Approved by BCC	May 2021
VS-20-0207	Vacated and abandoned a portion of a right-of-way being Tioga Way	Approved by BCC	June 2020
TM-20-500073	1 lot commercial subdivision	Approved by BCC	June 2020
UC-19-0864	Mini-warehouse building and vehicle rental in conjunction with a proposed retail center, waivers for alternative landscaping adjacent to arterial streets, alternative screening for outside vehicle rental, modified driveway design standards, and reduced driveway distances from the intersection	Approved by BCC	December 2019
ET-19-400131 (Nzc-0511-12)	Fourth extension of time to reclassify 3.5 acres to C-1 zoning from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2019
WC-18-400177 (Nzc-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, constructed an intense landscape buffer, vacated Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waivers for alternative landscaping and allowed alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
Nzc-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
Nzc-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
Nzc-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
Nzc-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement - expired	Approved by BCC	October 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) & R-E	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Single family residential
West	City of Las Vegas	R-PD4	Single family residential

### Related Applications

Application Number	Request
ET-22-400049 (NZC-0511-12)	An extension of time to reclassify remaining 3.5 acres to C-1 zoning for a retail center is a companion item on this agenda.
ET-22-400051 (DR-21-0130)	An extension of time for design reviews for a retail center with a mini-warehouse building and vehicle rental is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval; however, Title 30 regulations have changed and now allows finished grade to increase to 36 inches.

Since the last approval in 2019, the applicant has pursued changes to the site design and submitted construction documents for site development. The development of this property for commercial uses is consistent with the recently updated planned land use and zoning. Therefore, staff can support this extension request. Thirty-six inches is now Code compliant with the finished grade and design review #2 is no longer needed.

**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:****Current Planning**

- Until October 3, 2024 to complete (to match expiration date with DR-21-0130).
- 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; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DXD SS F1 LAND, LLC

**CONTACT:** ALEXIS HARRIS, 520 S. 4TH ST, 2ND FLOOR, LAS VEGAS, NV 89101