

11/01/22 PC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

LAS VEGAS BLVD N/PUEBLA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0462-3899 N. LAS VEGAS BLVD., LLC:**

**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design.

**DESIGN REVIEW** for a mini-warehouse facility on 1.7 acres on a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
140-08-114-004

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the approach distance from a driveway to an intersection along Puebla Street to 42 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 72% reduction).
- b. Reduce commercial driveway width to 36 feet where the minimum width on Puebla Street is 39 feet per Uniform Standard Drawing 224 (an 8% reduction).

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3899 Las Vegas Boulevard North
- Site Acreage: 1.7
- Project Type: Mini-warehouse facility
- Number of Stories: 1 & 2
- Building Height (feet): Up to 25
- Square Feet: 52,210
- Parking Required/Provided: 5/5

### Site Plans

The proposed storage facility consists of 7 buildings and 1 office building. The plans show the office building is located near the southeast corner of the development fronting Las Vegas Boulevard North and Puebla Street. A larger 2 story storage building will also front onto Las Vegas Boulevard North with the remaining 1 story storage buildings located on the north half of the site. There is 1 access point into this site from Puebla Street to the east. A total of 5 parking spaces are provided where a minimum of 5 parking spaces are required. Access gates to the facility are located within the interior of the site beyond the customer parking area that is located near the office. Drive aisles within the facility are 27 feet in width.

### Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Las Vegas Boulevard North. A 10 foot to 35 foot wide landscape area behind an attached sidewalk is shown along Puebla Street. The plans also depict a 10 foot wide landscape area consisting of 2 off-set rows of Evergreen trees located along the portion of the property next to the single family residential development to the west.

### Elevations

The mini-warehouse complex will have both 1 and 2 story buildings with a maximum height of 25 feet. The buildings will range in height from 11 feet to 25 feet at their highest point. The proposed buildings have unified and consistent modern architecture with different surface planes and building height variations. The materials include split-face concrete panel walls with varying color schemes. Accents consist of scored block accents, glazed window accents, and metal roll-up doors that face interior to the site.

### Floor Plan

The mini-warehouse building totals 52,210 square feet with storage units of various sizes. The office is in the southeast portion of the site which consists of a leasing office area, a second floor managers unit, and restroom. The unit's range in size from 25 square feet to 200 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the mini-warehouse will serve the community with the storage of goods and the facility will have minimal impact on the surrounding public facilities, services, access roads, and traffic. The proposed hours of operation are 8:00 a.m. to 9:00 p.m., 7 days a week with 24-hour authorized access only.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0942-00	Vacated and abandoned easements on the site and the property to the north	Approved by BCC	August 2000
DR-0943-00	42,000 square foot commercial and industrial complex	Approved by BCC	July 2000

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-0225-00	1 lot commercial subdivision on 4.5 acres	Approved by BCC	July 2000
ZC-0329-00	Reclassified this site and the property to the north for a commercial and industrial complex	Approved by BCC	April 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-D	Office/warehouse building
South	Business Employment	M-D & R-T	Distribution building & manufactured home park
East	Business Employment	H-2	Undeveloped
West	Business Employment & Mid-Intensity Suburban Residential	C-2 & R-2	Undeveloped & single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review

Staff finds that the requested use is a low intensity operation that is compatible with the existing and proposed land uses in the area. Therefore, staff finds this request will not cause any impacts that detract from and are not consistent with the existing developments in the area.

**Public Works - Development Review**Waiver of Development Standards #1a

Staff has no objection to the reduction of the approach distance for the Puebla Street driveway. The applicant has placed the commercial driveway in the best location to minimize any conflict with vehicles exiting the driveway to the north as well as the traffic turning north from Las Vegas Boulevard North.

### Waiver of Development Standards #1b

Staff has no objection to the reduced driveway width for the Puebla Street commercial driveway. The applicant has provided proper throat depth and has also set the gate back farther into the site, creating more room for movement on the site.

### **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**

- 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 foot property line radius on the southeast corner of the site.

#### **Fire Prevention Bureau**

- 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 that fire/emergency access must comply with the Fire Code as amended.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0334-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** October 4, 2022 – HELD – To 11/01/22 – per the applicant.

**APPLICANT:** 3899 N. LAS VEGAS BLVD., LLC

**CONTACT:** JERRY MINICH, PO BOX 925, ATWOOD, CA 92811