

05/16/23 PC AGENDA SHEET

OFFICE/WAREHOUSE  
(TITLE 30)

ANNIE OAKLEY DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0142-FUSARO FAMILY TRUST & FUSARO, MICHAEL S. & MARIA M. TRS:**

**DESIGN REVIEWS** for the following: **1)** proposed office/warehouse facility; and **2)** finished grade on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Annie Oakley Drive, 220 feet north of Post Road within Paradise. JG/rk/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

161-31-703-004

**DESIGN REVIEWS:**

1. Office/warehouse building.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 8,849
- Parking Required/Provided: 14/21

Site Plans

The plans depict a 1 story, 8,849 square foot office/warehouse building located near the west front portion of the property. This site is surrounded by existing and planned industrial uses. The proposed building has 1 future tenant space shown on plans. The tenant will have a storefront entrance and grade level overhead roll-up doors. The overhead roll-up doors are on the south

side of the building which does not face the public street frontage. Parking for the facility is located just south of the office area of the building and in the rear portion of the property to the east. The building is set back 39 feet from Annie Oakley Drive to the west, 21 feet from the north property line, and 120 feet from the south property line. Access to the site will be provided by 1 commercial driveway proposed along Annie Oakley Drive. The office/warehouse building requires 14 parking spaces where 21 parking spaces are provided.

Landscaping

Street landscaping along Annie Oakley Drive consists of an existing attached sidewalk with 20 feet of landscaping behind the sidewalk. Interior to the site, landscaping is distributed throughout the parking lot.

Elevations

The plans depict a 1 story, 30 foot high, office/warehouse building constructed of concrete tilt-up panels and a flat roof with parapet walls. The elevations also show glass storefront windows near the office area, horizontal relevel bands, and metal canopies. The overhead roll-up doors are on the south side of the building.

Floor Plans

The plans depict an 8,849 square foot office/warehouse building that consists of 6,232 square feet of warehouse area and 2,617 square feet of office area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The site has been designed to be compatible with the surrounding area and meet all Title 30 regulations. Furthermore, the applicant feels that this new office/warehouse development will fit harmoniously with the surrounding warehouse buildings in the area and create employment opportunities for the community.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-18-0346	24,265 square foot office/warehouse building - expired	Approved by BCC	June 2018
ZC-1236-99	Reclassified the subject parcels to M-D zoning	Approved by BCC	October 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Business Employment	M-D	Office/warehouse

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Design Review #1

The proposed office/warehouse building design complies with Title 30 requirements and is consistent with the development and design standards anticipated in the Business Employment planned land use areas. Staff finds that the project complies with the Master Plan which promotes ensuring that the light industrial developments are complementary with abutting uses through site planning and building design. Staff finds the proposed site and building design are similar to typical office/warehouse developments in the area; therefore, staff can support this 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.

#### **Department of Aviation**

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

#### **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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage must be in conformance with the regulations within Table 30.44-1; 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;
- 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.
- Applicant is advised that off-site improvement permits may be required; that signs, structures, utility poles, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; 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.

#### **Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### **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.

#### **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 #0011-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THOMAS MCCLEISTER

**CONTACT:** THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074