08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ET-26-400058 (DR-24-0038)-NORTH & NORTH BUSINESS CENTER, LLC:**

**DESIGN REIVEW FIRST EXTENSION OF TIME** for an office/warehouse and distribution complex on 6.45 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay.

Generally located west of Nellis Boulevard and southeast of Las Vegas Boulevard North within Sunrise Manor. MK/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**
140-05-803-017

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

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: N/A
- Site Acreage: 6.45
- Project Type: Office/warehouse and distribution complex
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 112,313 (total)/34,274 (Building A)/58,077 (Building B)/19,440 (Building C)/522 (Pump House) (Per ADR-26-900008)
- Parking Required/Provided: 112/122 (Per ADR-26-900008)

History & Request
The site was originally approved for an office/warehouse and distribution center complex in May 2024, through DR-24-0038, that consisted of 3 buildings totaling 96,260 square feet. The plans were modified administratively in March 2025 with ADR-25-900107 and these revised plans increased the footprint of the 3 buildings to bring the total square footage of the complex to 103,008 square feet. This ADR also rotated Building C 90 degrees to the west and removed the northern driveway along Las Vegas Boulevard North. The plans were then administratively modified again in February 2026 through ADR-26-900008. This ADR allowed the addition of mezzanines to all 3 buildings and the modification of the building footprints to accommodate the new mezzanines. This brought the overall square footage of the complex to 112,313 square feet. The applicant is now seeking additional time to complete the building permit and inspection process.

Site Plan

The plan previously approved plans depicted a proposed 96,260 square foot office/warehouse and distribution complex located to the west of Nellis Boulevard and the southeast of Las Vegas Boulevard North. The proposed complex consisted of 3 buildings located in the northern, eastern, and southern portions of the site. Building A was 29,120 square feet, rectangular in shape and located along Nellis Boulevard in the eastern portion of the site. The building was set back 63 feet from Nellis Boulevard, 82 feet from the northern property line, and 73 feet from Building B. Building B was 48,420 square feet, also rectangular in shape, and located in the northern portion of the property along Las Vegas Boulevard North. The building was set back 20 feet from Las Vegas Boulevard North, 89 feet from the western property line, and 24 feet from Building C. Building C was 18,720 square feet, rectangular in shape, and located in the southern portion of the property. The building was set back 92 feet from the western property line and 20 feet from the southern property line. There were no residential properties adjacent to the site, as the subject site and the multiple family residential development to the south were separated by a 10 foot wide right-of-way strip. As a result, residential adjacency regulations did not apply. The site was accessed by 2 new commercial driveways and 1 existing driveway. The 2 proposed driveways were 34 feet to 38 feet wide and are located along Las Vegas Boulevard North. The existing driveway was 32 feet wide and was located in the southeastern corner of the site along Nellis Boulevard. Drive aisles connected these driveways to the buildings with drive aisles ranging in size from 24 feet to 65 feet wide and surrounding Building A and Building B with a dead-end driveway along the western side of Building C. Parking was provided along the western property line and along the sides of the 3 buildings. A total of 96 parking spaces were required for the site with 121 parking spaces provided, where a maximum of 121 parking spaces was permitted based on the number of EV and ADA spaces provided. A total of 5 EV parking spaces will be installed with an additional 8 parking spaces being EV capable with 5 ADA accessible spaces provided. All loading areas were provided mainly within Buildings A and B and were screened from the rights-of-way by landscaping and other buildings. The plans have now since been revised to include an overall building area of 112,313 square feet, a total of 122 parking spaces being provided, the rotation of Building C 90 degrees to the west to be oriented east-west, and the removal of the northern driveway along Las Vegas Boulevard North.

Landscaping

The approved plans show street, perimeter, and parking lot landscaping has been provided. The plans showed along Las Vegas Boulevard North there are 2 staggered rows of large trees with trees spaced every 30 feet on center in each row. Along Nellis Boulevard, large trees were provided every 20 feet in a single row due to sight visibility zones. A design review for alternative landscaping was required due to the use of medium sized trees in lieu of large trees along Nellis Boulevard, due to overhead utility lines. Within the parking lot, large trees were provided within 9 foot wide finger islands every 6 spaces. When trees and finger islands were provided every 12 spaces, an 8 plus foot wide landscaping strip was also provided. Along the western, southern, southeastern, northern, and northeastern property lines, a 15 foot to 20 foot wide landscaping buffer was provided. These landscaping buffers generally contain large trees placed in 2 staggered rows with trees spaced approximately 20 feet on center within each row. The plans indicated that 142 trees are provided within buffering strips, 30 trees are provided within the parking lot, where 25 trees are required, and 29 trees are provided along the street

where 24 trees are required. ADR-25-900107 most prominently modified landscaping by adding street trees along Las Vegas Boulevard North where the northern driveway was removed.

Elevations

The approved plans showed the proposed buildings will be a maximum of 45 feet tall to the highest parapet with Building C being a maximum height of 35 feet. The exteriors of all 3 buildings were composed of painted concrete tilt-up panels on all 4 facades. The panels were painted varying shades of white, silver, and gold with the colors varying between the upper and lower levels and between verticals panels to break-up the facades. The roof was generally flat with large roof pop-ups provided on the corners of the buildings. Additionally, red metal awnings were provided above all windows and most doors, particularly on the western and southern facades. Access to Buildings A and B was provided by 2 aluminum commercial window-door systems located on the northern and southern portions of the western façade. Additional access was provided by hollow metal doors on the central portions of the remaining facades. Commercial window strips highlight the office areas of each building. Six white painted metal roll-up doors were provided on the northern and eastern facades of Buildings A and B, respectively. Buildings C had access provided through 4 hollow metal doors located on the western and eastern facades with a single hollow door provided along the northern and southern facades. Four roll-up doors were provided on the western portion of the building. The design of the exterior facades complied with the regulations of Section 30.04.05G. ADR-25-900107 modified the exterior façade of Building C by reorienting the articulations and building openings so the front of the building would face north and the building would be oriented in an east-west direction.

Floor Plans

The previous plans depicted Building A as a 29,120 square foot shell building with a 2,753 square foot office on the southwest corner of the building and another 2,543 square foot office in the southeast corner of the building. A 6 bay loading area was located in the northern portion of the building. The shell building was shown to be able to be split 2 to 10 ways. Building B was shown to be a 48,420 square foot building with a 4,825 square foot office space in the northwest corner of the building and a 3,268 square foot office space in the southwest corner of the building. A 6 bay loading area was located in the eastern portion of the building. The shell building was shown to be able to be split 2 to 15 ways. Building C was shown to be a 18,720 square foot building with a 4,535 square foot office space provided in the eastern portion of the building. Four loading areas were shown located in the western portion of the building. The shell building was shown to be able to be split 2 to 8 ways. ADR-25-900107 increased the footprints of all 3 buildings, particularly Building C to account for the reorientation of the building, and brought the overall interior square footage of the complex to 103,008 square feet. ADR-26-900008 added mezzanines to each of the buildings and brought the overall square footage of the buildings to 112,313 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for DR-24-0038:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 and reference POC Tracking #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The project has been in review with both Clark County Public Works and Building Departments. There are several technical review permits that have been approved, and the applicant is working on completing the permits for the proposed buildings and the grading permits for the site as well. The additional time will allow the applicant to complete the permitting process with both the Building and Public Works Departments.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ADR-26-900008 | Revised plans for revisions to building footprint and floor plans for DR-24-0038 | Approved by ZA | February 2026 |
| ADR-25-900107 | Revised plans for revisions to building footprint, elevations, and site layout for DR-24-0038 | Approved by ZA | March 2025 |
| DR-24-0038 | Design review for an office/warehouse and distribution complex | Approved by BCC | May 2024 |
| ZC-24-0037 | Zone change from CG to IL for an office/warehouse complex | Approved by BCC | May 2024 |
| PA-24-700001 | Plan amendment to redesignate the site from Corridor Mixed-Use to Business Employment | Approved by BCC | May 2024 |
| PA-22-700007 | Plan amendment to amend the transportation plan to remove the arterial street designation of Alexander Road | Approved by BCC | March 2023 |

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| TM-0153-02 | A 1 lot commercial subdivision tentative map - expired | Approved by PC | June 2002 |
| ZC-1987-99 | Zone change from H-2 to C-2 zoning for a hotel | Approved by BCC | February 2000 |
| TM-0364-99 | A 1 lot commercial subdivision tentative map - expired | Approved by PC | February 2000 |
| UC-1551-97 | Use permit for a pharmacy with a drive-thru - expired | Approved by PC | October 1997 |
| ZC-185-89 | Zone change from H-2 to H-1 for a resort hotel | Denied by BCC | April 1990 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Corridor Mixed-Use | H-2 & CG (AE-65 & AE-70) | Medical office & undeveloped |
| South | Corridor Mixed-Use | CG & RM32 (AE-70) | Hotel & multi-family residential |
| East | Nellis Air Force Base | PF (AE-70) | Nellis Air Force Base |
| West | Corridor Mixed-Use | H-2 & CG (AE-70) | Vehicle repair facility & 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.

Staff finds this is the first extension of time for this application and there are numerous technical review permits from the Public Works Department either approved or in process. These permits include traffic and drainage studies, structural permits, and offsites. The applicant has also shown work is on-going and close to complete regarding the grading permit and the building permits for the proposed structures. Additionally, staff finds while there has been minor changes to the proposed project and there is no discernable changes in the circumstances of the surrounding area with no new regulations that would significantly impact the proposed project. Staff finds the applicant is diligently progressing toward commencement, and the continuation of this

application will not negatively impact the site or the surrounding area. For these reasons, staff can support this request.

**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 8, 2028, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 applications; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT:** JASON VOSSMER
**CONTACT:** JASON VOSSMER, LM CONSTRUCTION COMPANY, 6260 W. PEBBLE ROAD, SUITE 110, LAS VEGAS, NV 89139