10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400080 (NZC-21-0678)-SVIC LAND, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development.
DESIGN REVIEW for a conceptual distribution center.

Generally located north and south sides of SR 161 and east and west of I-15 within South County
JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:
217-11-701-002; 217-12-301-002; 217-12-401-001; 217-13-101-011; 217-13-101-012; 217-14-501-001 through 217-14-501-003

LAND USE PLAN:
SOUTH COUNTY (JEAN) - ENTERTAINMENT MIXED-USE
SOUTH COUNTY (JEAN) - PUBLIC USE

BACKGROUND:
Project Description
General Summary
- Site Address: 2 Goodsprings Road & 1 Main Street
- Site Acreage: 143
- Project Type: Warehouse & distribution center

Site Plan
The approved site plan depicts conceptual warehouse and distribution center locations on the northwest, northeast, and southeast quadrants of the intersection of SR 161 and I-15. The plans associated with this application were conceptual only, although a distribution center in the northwest quadrant of the site is shown in more detail. A condition of approval requires a design review as a public hearing on final plans.

The approved conceptual plans for the distribution center on APN 217-11-701-002 show access from SR 161 and drive aisles and parking spaces are located around the perimeter of the site. The distribution center is 367,360 square feet and located near the center of the site. Setbacks include 160 feet to the north property line, 141 feet to the west property line, 210 feet to the south property line, and 128 feet to the east property line. Loading docks are located on both the

north and south sides of the building. A drainage channel is located on the south, west, and a portion of the north side of the site, and the I-15 is located on the east side of the site.

Existing buildings are located on some of the parcels associated with this application. For example, the parcel to the east includes existing post office buildings, which will remain; an existing Nevada Highway Patrol building, which will be relocated; and an existing water treatment facility. A multiple story resort hotel is in the southeast quadrant of the site has been demolished since the original approval of the zone change.

Landscaping

The approved landscaping for the conceptual distribution center in the northwest quadrant of the site includes perimeter landscaping, parking lot landscaping, and landscaping around portions of the building footprint.

Existing landscaping around the former resort hotel and post office buildings will remain until the future warehouses and distribution centers are constructed. Landscaping will be reviewed for conformance with development standards with future applications.

Elevations

The approved conceptual distribution center on APN 217-11-701-002 is 45 feet high to the top of parapet walls along the roofline. Exterior materials include painted concrete tilt-up panels, painted tube steel canopies over the windows, overhead roll-up doors, and storefront window systems.

Floor Plans

The approved conceptual distribution center on APN 217-11-701-002 is 367,360 square feet of open storage area with accessory future offices located at the 4 corners of the building.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400098 (NZC-21-0678):

Comprehensive Planning

- Until December 7, 2026 to complete 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 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; 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 application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-21-0678:

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for final plans;
- Expunge the portion of NZC-20-0324 on the subject site.
- Applicant is advised that the resort hotel will not be able to operate in the M-D zone and the H-1 zoning and Gaming Enterprise District would need to be reestablished for any future unrestricted gaming operations; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Plans must comply with all Regional Transportation Commission Uniform Standard Drawings and Clark County.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, when final development proposals are submitted;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code when final development proposals are submitted;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA;
- Developer to thoroughly establish an existing condition analysis to determine what currently drains underneath Prison Road and the delta increase from site development, note there is an existing airport access road that connects to Prison Road and provides access to the east side of the airfield, this access road is used extensively by CCDOA for glider operations, there is an existing culvert crossing underneath the access road that crosses the wash, and the development must not negatively impact the existing CCDOA access road and culvert crossing;
- Developer to mitigate increased flows on private property so as to not impact the airfield south of Prison Road; if on-site detention is selected, then the facility must drain within 48 hours, so it is not a wildlife attractant upstream of an airport environment;
- All flood control facilities constructed by the Developer are to be located within their development site; facilities and grading are not allowed on CCDOA property;
- Discharge velocities onto CCDOA property must match existing conditions or be less, it is not acceptable for high velocities to be point concentrated on CCDOA property, note: in the existing condition, CCDOA staff has observed extensive erosion on the south side of Prison Road, on both the west and east sides of the package treatment plant, this indicates that the flow splits around the treatment plant berm;
- Need assurances from the Developer or Clark County Regional Flood Control District (RFCD) that flood control facilities will be properly maintained or repaired upstream after large storm events; especially if energy dissipation consists solely of grouted rip rap that may be washed away over time;
- As part of its proposed project and at its sole expense, Developer shall demolish the CCDOA Lot improvements on 217-14-601-002, stabilize the soil, and install 6 foot tall chain link fencing with one, 24 foot wide double swing gate in conformance with the chain link fence specification provided by CCDOA, afterwards, Developer shall have no further use or access to the CCDOA Lot;
- CCDOA would like to work with the Developer regarding the project schedules, project needs, and conceptual plans to maintain proposed ground transportation options and preserve access to and from the SNSA as well as ensure the success of both projects;
- Design reviews, as public hearings, required on each of the buildings prior to permitting and construction commencing.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

#0349-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is actively completing required technical studies, which are taking longer than anticipated, but development work is ongoing.

Prior Land Use Requests (west side of I-15)

Application Number	**Request**	**Action**	**Date**
ET-24-400097 (DR-22-0572)	First extension of time of a design review for a distribution center	Approved by BCC	October 2024
DR-22-0572	Design review for a distribution center	Approved by BCC	December 2022

Prior Land Use Requests (west side of I-15)

Application Number	**Request**	**Action**	**Date**
ET-24-400098 (NZC-21-0678)	First extension of time of a non-conforming zone change for 14 acres from R-U, C-2, H-1, and P-F to M-D zoning for a distribution center	Approved by BCC	October 2024
NZC-21-0678	Non-conforming zone change for 14 acres from R-U, C-2, H-1, and P-F to M-D zoning	Approved by BCC	February 2022
NZC-20-0324	Non-conforming zone change for a portion of the site to H-1 zoning for a hotel, restaurants, and retail	Approved by BCC	October 2020
ZC-19-83	Zone change for a portion of the project site from R-U to H-1 zoning for a hotel and casino	Approved by BCC	April 1983
UC-29-83	Use permit for a hotel and casino	Approved by BCC	April 1983
VC-95-83	Variance to waive a portion of the paving requirements and blocked zone boundary wall requirement	Approved by BCC	April 1983

Prior Land Use Requests (east side of I-15)

Application Number	**Request**	**Action**	**Date**
NZC-21-0678	Non-conforming zone change for 14 acres from R-U, C-2, H-1, and P-F to M-D zoning	Approved by BCC	February 2022
PA-21-700004	Plan amendment to reduce the right-of-way width for Las Vegas Boulevard South between St. Rose Parkway and the state line at Primm to 200 feet	Approved by BCC	November 2021
ZC-076-92	Zone change for the northern portion of the site to H-1 zoning for a resort hotel	Approved by BCC	June 1992

Prior Land Use Requests (east side of I-15)

Application Number	Request	Action	Date
ZC-0146-89	Zone change for the southern portion of the site to P-F zoning for a wastewater treatment plant, request to rezone the northern portion of the site to RVP - expired	Approved by BCC	June 1989
ZC-257-86 & UC-336-86	Zone change for the southern portion of the site to H-1 zoning for a resort hotel	Approved by BCC	August 1987
ZC-117-79 & UC-96-79	Zone change for an eastern portion of the site to C-2 zoning for a parking lot and a use permit for an off-premises sign	Approved by BCC	July 1979
ZC-85-74	Zone change for a portion of the site to H-1 zoning	Approved by BCC	August 1974

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use; Business Employment; & Open Lands	RS80 & IP	Undeveloped
South	Public Use & Entertainment Mixed-Use	PF & CR	Jean Airport & undeveloped
East	Industrial Employment & Business Employment	IL & RS80	Undeveloped
West	Open Lands & Entertainment Mixed-Use	RS80 & CR	Undeveloped

Related Applications

Application Number	Request
ET-26-400082 (DR-22-0572)	A second extension of time for a design review for a distribution center is a companion item on this agenda.

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 a Structure Study permit (PW24-18327) was approved by Public Works since the approval of the first extension of time Additionally, the applicant has another extension of time request in process, ET-26-400082 (DR-22-0572), for APN 217-11-701-002. Therefore, staff can support the request. However, staff may not be able to support any future extension of time requests, as the project was approved in 2022 and a new development code has since been adopted, and the expectation is that moving forward, projects conform to new regulations.

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 December 7, 2028 to complete 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 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; 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 application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SVIC LAND, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135