10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400082 (DR-22-0572)-SVIC LAND, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a distribution center; and **2)** finished grade on 33.1 acres in an IP (Industrial Park) Zone.

Generally located north of State Route 161 (alignment) and west of I-15 within South County. JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:
217-11-701-002

DESIGN REVIEWS:
1. Distribution center.
2. Increase finished grade to 11.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 68% increase).

LAND USE PLAN:
SOUTH COUNTY (INSERT LOCATION) - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
- Site Address: 2 Goodsprings Road
- Site Acreage: 33.1
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 455,280
- Parking Required/Provided: 228/451

History
This site, along with property on the east side of I-15, were approved for M-D (currently IP) zoning by NZC-21-0678, with conceptual plans for industrial development. A condition of approval of the zone change required a design review for final plans. The original request, DR-22-0572, was for Phase 1 of the overall industrial master plan complex.

Site Plan
The approved site plan depicts a distribution center with access from SR 161 and includes drive aisles and parking spaces located around the perimeter of the site. The site has an access

easement provided via neighboring parcels to connect to SR 161. Loading docks are located on both the east and west sides of the distribution center building. The trash enclosures are located within the loading areas. All service areas that contain overhead doors and loading docks are internalized and screened. A drainage channel is located on the west, north, and south portions of the site, with an on-site detention area on the northeast side.

Landscaping

The approved landscape plan depicts an open drainage channel along the north, south, and west portions of the site. The channel ranges from 62 feet to 85 feet in width. Along the north, west, and east sides of the site, the plans depict a 7 foot wide landscape buffer between the open drainage channel and the parking lot areas. A 31 foot wide landscape buffer is shown on the south side of the site between the open drainage channel and the parking lot areas. Parking lot landscaping is provided along the east and south sides of the site. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The original plans depict a building with contemporary architectural design consisting of tilt-up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. The height of the building ranges from 43 feet to 45 feet and is designed to break-up the roofline at the endcaps of the building. The loading dock is screened from public view by the building and from landscape areas and block walls.

Floor Plans

The approved distribution center consists of 455,280 square feet of open storage area with 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-24-400097 (DR-22-0572):

Comprehensive Planning

- Until December 7, 2026 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 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 DR-22-0572:

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 subject application is dependent upon NZC-21-0678; 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;
- Traffic study and compliance;
- Demonstrate legal access;
- Vacate any unnecessary public easements on the north and west sides of the subject site.
- Applicant is advised 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

- 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, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then 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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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 or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- 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; 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 #0402-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The approved project remains compatible with surrounding development patterns. Additionally, the applicant stated they have demonstrated continued progress toward construction.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400098 (NZC-21-0678)	First extension of time of a non-conforming zone change for a 143 acres from R-U, C-2, H-1, and P-F to M-D zoning for a distribution center	Approved by BCC	October 2024
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
NZC-21-0678	Non-conforming zone change for a 143 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	Non-conforming zone change for a portion for 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 for a portion of the paving requirements and blocked zone boundary wall requirement	Approved by BCC	April 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Open Lands	RS80	Undeveloped
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	IP	I-15 & undeveloped

Related Applications

Application Number	Request
ET-26-400080 (NZC-21-0678)	A second extension of time for a zone change on 143.0 acres from R-U, C-2, H-1, and P-F to M-D zoning with a design review for a conceptual 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 the applicant has demonstrated that they are diligently working on the project and continuing to move forward with plans and approvals. The applicant is continuing to work with Public Works on a Structure Study (PW24-18327). The applicant also has another extension of time request in process ET-26-400080 (NZC-21-0678). 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.

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:

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.

Fire Prevention Bureau

- No comment.

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