10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400084 (ZC-23-0227)-HOLIDAY TRAVEL PARK, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** landscaping; **2)** allow stacking of accessory structures (Conex boxes); and **3)** alternative paving.
DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex on 9.3 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:
140-20-501-004

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the required number of trees adjacent to Lamont Street to 8 trees where 21 trees are required per Figure 30.64-030 (a 62% reduction).
   b. Reduce the required number of trees adjacent to Judson Avenue to 8 trees where 21 trees are required per Figure 30.64-030 (a 62% reduction).
   c. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Allow proposed accessory structures (Conex boxes) to be stacked above the height of the screen fence where not permitted per Table 30.44-1.
3. Allow alternative paving where any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved per Table 30.44-1.

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Acreage: 9.3
- Project Type: Proposed outside storage facility (Conex box rental)
- Number of Stories: 1 (manufactured building utilized as an office)
- Building Height (feet): 12 feet, 6 inches (manufactured building utilized as an office)
- Square Feet: 720
- Parking Required/Provided: 3/6 (outside storage)/169 (existing for building to the north)

Site Plan

The approved plan depicts a previously approved development via DR-0727-06 for an existing office/warehouse complex with a total of 3 buildings; however, only 1 building on the northern portion of the subject parcel was constructed and exists today. There are 2 existing driveways along Lamont Street (east property line), and 1 additional existing driveway along Judson Avenue (south property line). South of the existing office/warehouse building is an undeveloped pad site.

The undeveloped pad site is where the applicant proposed an outside storage facility for a Conex box rental business. This establishment features Conex boxes stored outside and stacked on top of one another. However, the applicant stated that the Conex boxes are stored at the ground level closer to the screened fence and up to a maximum of 2 high (stacked) as the Conex boxes are arranged farther into the site. There are 2 previously approved 8 foot wide forklift paths, 1 runs east to west and the second runs north to south. These paths intersect in the center of the pad site in a cross-like shape and physically divide the pad site into 4 quadrants. The stacked Conex boxes for rent are placed and arranged accordingly within the 4 quadrants. The applicant will not pave these areas; instead, the applicant will install an alternative clean gravel as approved by the Clark County Department of Environment and Sustainability. The access area adjacent to the eastern driveway will include paving, and the access area to the south will also include some paving.

Along the east property line is a 40 foot wide sliding gate, set back 50 feet from the property line and will remain open during business hours. This eastern gate is within a paved area adjacent to the driveway along Lamont Street.

Along the south property line, adjacent to the driveway along Judson Avenue, a paved parking lot with 7 parking spaces is provided. This access area also has a 40 foot wide sliding gate, set back 50 feet from the existing driveway along Judson Avenue. South of the proposed parking lot the applicant will install a 12 foot by 60 foot manufactured building to be utilized as an office. This structure is set back 20 feet from the south property line. The applicant will also install a 6 foot high chain-link fence around the perimeter of the entire pad site.

The previously approved waivers were related to street landscaping along Lamont Street and Judson Avenue and to eliminate parking lot landscaping within the parking lot adjacent to the southern driveway (Judson Avenue). In addition, the applicant requested a waiver to allow 45.4 the Conex boxes for rent to be stored on-site in a stacked position above the height of the screen fence where stacking is not permitted. Lastly the applicant requested an approval to allow alternative paving where any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved. A design review for a proposed outside storage facility (Conex box rental) was also a part of the original application.

Landscaping

When the site was developed in 2007, the applicant installed full off-sites (attached sidewalks), and full street landscaping which included trees and shrubs along Judson Avenue and Lamont Street. WS-0917-06 was approved for an alternative street design related to the street slope only. The trees within the street landscaping have not been maintained, and additional shrubs were

planted in place of trees that were supposed to be along Judson Avenue and Lamont Street. Currently, there are 7 existing trees north of the existing building, and only 1 existing tree on the southwest corner of the overall site. The applicant requested to reduce the required amount of trees adjacent to Lamont Street to 8 trees where 21 trees were required. Similarly, the applicant requested to reduce the required amount of trees adjacent to Judson Avenue to 8 trees where 21 trees were required. The proposed parking lot will also not include any parking lot landscaping; therefore, a waiver was required.

Elevations and Floor Plans

The previously approved plans proposed the installation of a manufactured building as an office space for the Conex box rental business. Per the submitted photograph, the overall height of the structure is 12 feet, 6 inches. The exterior paneling is brown, with dark brown trim at the top and bottom of the structure. 4 windows and 2 doors are installed on 1 side of the structure. The floor plan included 1 restroom and 2 enclosed areas on each end of the structure.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900624 (ZC-23-0227):

Current Planning

- Until August 16, 2026 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for ZC-23-0227:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Conex boxes shall not be used for advertising;
- Comply with Clark County Department of Environment and Sustainability (Air Quality) requirements for alternative paving;
- Applicant to continue to work with Clark County Department of Environment and Sustainability (Air Quality);
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Single stacking of conex box along the perimeter;
- Add 8 trees along Judson Avenue and Lamont Street;

- 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Remove gates, barricades, and advertising from future right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states that commencement of the project has been delayed due to outstanding approvals necessary to move forward. The applicant notes that some progress has been made in the interim, including the installation of new trees along Judson Avenue and Lamont Street, and requests a second extension of time to allow the remaining requirements to be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900624 (ZC-23-0227)	First extension of time for a zone change from M-D to M-1 zoning	Approved by ZA	August 2025
ZC-23-0227	Zone change from M-D to M-1 zoning	Approved by BCC	August 2023
PA-23-700014	Plan amendment from Business Employment to Industrial Employment on 9.3 acres	Approved by BCC	August 2023
ADR-19-900521	Accessory structure	Approved by ZA	September 2019
UC-0319-16	Use permit for light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	June 2016
UC-0549-13	Use permit for light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	November 2013
TM-0297-07	Tentative map for industrial subdivision	Approved by PC	December 2007
WS-0917-06	Waivers of development standards for an alternative street design for slope in conjunction with an existing office/warehouse	Approved by PC	August 2006

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0727-06	Design review for an office/warehouse complex - only northernmost building was constructed	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IP (AE-65 & APZ-2)	Construction company & United States Post Office
South	Business Employment	IP & IL (AE-65 & APZ-2)	Office warehouse & Outdoor storage
East	Business Employment	IL (AE-65 & APZ-2)	Undeveloped
West	Business Employment	IP (AE-65 & APZ-2)	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 second extension of time for this application and there are no major changes in the circumstances of the surrounding area with major changes in zoning or development. Additionally, there are no new regulations that would have a significant impact on the proposed project. The grading permit (BD25-29120) has been approved since the approval of the first extension of time. 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 August 16, 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 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: Sunrise Manor - approval.
APPROVALS:
PROTEST:

APPLICANT: ALLIED STORAGE CONTAINERS NEVADA, LLC
CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014