

09/22/21 BCC AGENDA SHEET

RETAIL SALES
(TITLE 30)

NELLIS BLVD/HOLT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0400-LOPEZ-GAMBOA, MIGUEL A. & JUAN J.:

DESIGN REVIEWS for the following: **1)** retail/office and industrial buildings; **2)** finished grade; and **3)** lighting plan on 0.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-610-057

DESIGN REVIEWS:

1. Retail/office and industrial buildings.
2. Increase the finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166% increase).
3. Lighting plan.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5039 Holt Avenue
- Site Acreage: 0.9
- Project Type: Retail sales of reconditioned parts
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,800 warehouse/600 retail
- Parking Required/Provided: 11/11

Site Plan

The site plan depicts a 0.9 acre property with a proposed 600 square foot incidental retail/office building located on the north side of the property and a 4,800 square foot warehouse located on

the south side of the property. The previous site plan showed a 400 square foot retail building and a 3,600 square foot shop that were parked at retail requirements. The larger building is now clearly shown as a warehouse for storage of parts and the site is parked appropriately. The property will require increased finished grades of up to 48 inches. Access remains the same and is provided from a gated driveway on the northeast corner of the property at Holt Avenue. The site plan shows shielded downward facing lights attached to the wall along the perimeter of the property facing inward and placed 6 inches below the top of the wall. The proposed lighting will illuminate the parking area and interior of the lot without exposing adjacent property or the streets to spill over light.

Landscaping

The applicant is now proposing 10 parking spaces adjacent to the west property line with landscaping per Figure 30.64-11 in between the landscaping and the property line.

Elevations

No changes are proposed to the building elevations and materials. The previous approval included a waiver for vertical siding.

Floor Plans

The floor plans depict an open floor warehouse with 1 small office and restroom. The retail/office building will have a restroom and open floor plan for sales.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting increased finished grades to construct a warehouse and accessory retail building on 0.9 acres in the M-D zoning district. The buildings will be expanded to allow for additional indoor storage and to allow administrative uses to be done in the retail/office space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0440	Reclassified from R-E zoning to M-D zoning for warehouse uses, with a use permit for retail sales	Approved by BCC	December 2020
ZC-0251-11	Reclassified from R-E zoning to M-D zoning for a towing business	Withdrawn	June 2011
ZC-0263-88	Shopping center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-3	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Design Reviews #1 & #3

The proposed lighting will illuminate the parking area and interior of the lot without exposing adjacent property or the streets to spill over light and will not create a hazardous condition or be detrimental to the surrounding properties. The minor expansion of the building area is compatible and appropriate for the surrounding area. Staff recommends approval of design reviews #1 and #3.

Public Works - Development ReviewDesign 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.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that all parking areas must be paved; 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;
- Full off-site improvements.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, CHEYENNE, 1740 DELL RANGE BLVD., SUITE 454-H,
CHEYENNE, WY 82009