

10/06/21 BCC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

ELDORADO LN/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:**

**USE PERMIT FIRST EXTENSION OF TIME** for a mini-warehouse.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEW** for a proposed mini-warehouse on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise. MN/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-12-501-017; 176-12-501-018

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the throat depth for a proposed driveway along Decatur Boulevard to 8 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7491 S. Decatur Boulevard
- Site Acreage: 2.2
- Project Type: Mini-warehouse
- Number of Stories: Up to 3
- Building Height (feet): 13 (Building 1)/26 (Building 2)
- Square Feet: 14,828 (Building 1)/98,370 (Building 2)
- Parking Required/Provided: 5/5

**Site Plan & Request**

This request is for an extension of time for an approved use permit, waiver of development standards, and design review. The approved zone change was adopted by ordinance with no Resolution of Intent and as such does not need to be extended.

The overall mini-warehouse consists of 2 buildings with Building 1 measuring 14,828 square feet and Building 2 measuring 98,370 square feet. Building 1 is set back 10 feet from the west property line, adjacent to the existing single family residential development. The building is also set back 10 feet from the south property line, adjacent to the private street, 15 feet from the east property line along Decatur Boulevard, and 5 feet from the north property line adjacent to an undeveloped parcel. Building 2 is centrally located within the site and is set back 58 feet from the west property line, 63 feet from the north property line, 62 feet from the south property line, and 43.5 feet from the east property line. Building 2 contains a subterranean storage level, measuring 32,790 square feet, which is included within the overall area of the structure. Ingress and egress to the site is granted via a 39 foot wide proposed commercial driveway along Decatur Boulevard. A total of 5 parking spaces are provided where 5 parking spaces are required. The required trash enclosure is located at the northeast corner of Building 2 and is set back 43 feet from Decatur Boulevard. Drive aisles within the facility have a minimum width of 27 feet.

### Landscaping

A 15 foot wide landscape area featuring a 5 foot wide detached sidewalk is proposed along Decatur Boulevard. Twenty-four inch box trees, including Evergreen trees, will be planted within the street landscape area which also includes shrubs and groundcover. An intense landscape buffer is provided along the west property line adjacent to the existing single family residential development. The intense landscape buffer measures 10 feet in width and consists of 24 inch box Evergreen trees, planted 10 feet on center. In addition to the intense landscape buffer, an existing 6 foot high CMU block wall is located along the property line to the west. The existing CMU block wall will be removed along the south property line, adjacent to the private street. However, a 10 foot wide landscape area consisting of 24 inch box medium trees is proposed adjacent to the private street (Eldorado Lane). A 5 foot wide landscape area with 24 inch box medium trees is located along the northwest property line. A landscape area ranging between 16 feet to 30 feet is located along the northeast property line consisting of 24 inch box large Evergreen trees. Interior parking lot landscaping is equitably distributed throughout the site.

### Elevations

Building 1 is single story and measures 13 feet in height. The exterior of the building consists of decorative and split-faced CMU block with the addition of evenly distributed cement plaster walls along the rear of the building providing a contrast in design. All overhead doors accessing the storage units are oriented towards the interior of the site and do not face the existing residential development to the west. Building 2 consists of 2 stories, with a subterranean storage level, and measures 26 feet in height. The bottom half of the east elevation features decorative and split-faced CMU block with stone veneer columns located adjacent to the entrance of the building. The east elevation also depicts the entry feature to the facility, which includes an aluminum storefront window system with a stone veneer exterior on the bottom portion and a painted cement plaster finish located at the top portion of the entry feature. The top half of the east elevation, located above the overhead roll-up doors, features a painted cement plaster finish. The north elevation and interior west elevations are like the east elevation, except for a "janus door", which encloses and screens the mechanical equipment serving the mini-warehouse. The interior north, west, and south elevations feature decorative and split-faced CMU block on the

bottom half of the building and a painted cement plaster finish on the top half of the structure. The buildings will be painted with neutral, earth tone colors.

#### Floor Plans

The approved site includes Building 1 that measures 14,828 square feet and contains 1 floor. Building 2 measures 98,370 square feet and features 3 floors, which includes the basement level. Both buildings contain multiple storage units while Building 2 features a customer counter, manager's office, and restroom facilities. The mechanical equipment servicing the mini warehouse is located inside Building 2 on the second floor and the basement level.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0434:

##### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 use permit, waiver of development standards, and design review must commence within 2 years of the approval date or they will expire.

##### Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Decatur Boulevard.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

##### 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;
- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0288-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that permits have been applied for and that they will begin development when permitting is complete. The requested extension of time will allow for permits to be reviewed and processed prior to the start of construction.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0434	Original request to reclassify the site from R-E to C-1 Zoning for a mini-warehouse	Approved by BCC	July 2019
VS-19-0435	Vacated and abandoned right-of-way and easements	Approved by BCC	July 2019

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E & M-D	Undeveloped & warehouse
South	Residential Medium (3 to 14 du/ac)	R-2	Single family residential
East	Office Professional	R-E	Single family residential & undeveloped
West	Residential Medium (3 to 14 du/ac)	RUD	Single family residential

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-21-400137 (VS-19-0445)	An extension of time for a vacation and abandonment is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff can support the extension of time as the applicant has submitted a review for the following permits, including a drainage study (PW20-17477) that was approved, off-site improvement plans (PW20-20145), soils report (PW20-20146), fire permit, parcel map (MSM21-600012), and building permits (BD21-08461). Staff can support an extension for 2 additional years.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Until July 17, 2023 to commence.
- Applicant is advised that 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; 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**

- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Compliance with previous conditions.
- Applicant is advised that the County purchased right-of-way for Decatur Boulevard from APN 176-12-501-017 in June 2021, and a portion of said right-of-way will need to be

vacated in order to comply with the original conditions of approval; that the right-of-way vacation application should be submitted as soon as the applicant is able to; and that the applicant may be required to reimburse the County for the portion of right-of-way that will be vacated.

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

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SURE LINK SELF STORAGE

**CONTACT:** PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130