PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0353-DIAMOND BUFFALO, LLC:

USE PERMIT to allow an office as a principal use within an existing warehouse complex. DESIGN REVIEW for an office building on a 0.6 acre parcel of an existing 16.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Pioneer Way, approximately 436 feet north of Teco Avenue within Spring Valley. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:
163-34-410-023 ptn

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary
• Site Acreage: 0.6 (portion)
• Project Type: Office as a principal use
• Number of Stories: 1
• Building Height (feet): 14
• Square Feet: 2,160
• Parking Required/Provided: 9/27

Site Plan
The site plan depicts a 0.6 acre parcel with a proposed 2,160 square foot office building with a 5 foot walkway surrounding the building. The parcel is enclosed with a 6 foot high decorative screen wall which has a 20 foot wide sliding gate at the entrance to the walled area. Within the walled area is a trash enclosure, 12 truck parking spaces (25 feet by 13 feet), 14 standard parking spaces (9 feet by 18 feet), and a 5 foot wide walk-through gate. There are 13 additional parking spaces on the north side of the property accessed via a walk-through gate and the existing warehouse complex. The property has shared access with the overall warehouse complex, which can be accessed via driveways on Post Road and Pioneer Way.
Landscaping
There is existing landscaping on the property and no new landscaping is proposed or required.

Elevations
The elevation plan shows a 14 foot high modular office building with earth tones, stucco exterior and accented window and door trim. HVAC units will be located on the west side of the building.

Floor Plans
The plans depict a 2,160 square foot modular office building with 4 office spaces, a kitchen, restrooms, and utility room along with a showroom, design area, and a conference room (lifestyle room).

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant is requesting a use permit and design review for an office as a principal use for a new modular office building within an existing warehouse complex. The applicant indicates that the proposed office will contain features consistent with the surrounding area.

Prior Land Use Requests

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<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
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<tr>
<td>WS-0038-13</td>
<td>Parking lot and wall with landscape waiver</td>
<td>Approved by BCC</td>
<td>April 2013</td>
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<tr>
<td>WS-0227-10</td>
<td>Allowed unbroken rooflines with a design review for a light manufacturing and distribution center</td>
<td>Approved by BCC</td>
<td>July 2010</td>
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<tr>
<td>DR-0410-10</td>
<td>Outside storage yard</td>
<td>Approved by BCC</td>
<td>October 2010</td>
</tr>
<tr>
<td>WC-0030-10</td>
<td>Waived conditions to allow 2 story buildings</td>
<td>Approved by BCC</td>
<td>March 2010</td>
</tr>
<tr>
<td>ZC-1568-06</td>
<td>Reclassified several parcels from R-E to C-P &amp; M-D zoning</td>
<td>Approved by BCC</td>
<td>January 2007</td>
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Surrounding Land Use

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<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<td>Business and Design/Research park</td>
<td>M-D</td>
<td>Developed office/warehouse complex</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.
Analysis
Current Planning
Use Permit
A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any adverse impacts on the surrounding area with the addition of the proposed office space. The core function of the site will still be a warehouse complex with office/warehouse uses. The site has the required parking for the use and the parcel is surrounded on 3 sides by developed parcels within the warehouse complex; therefore, staff can support the request.

Design Review
Staff finds that the project’s site design is in compliance with Title 30 and the project site provides an acceptable location within the developed complex. The architectural design of the office building should be compatible with the surrounding area; therefore, staff can support the 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 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 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
• No comment.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0225-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.
TAB/CAC:  Spring Valley - denial.
APPROVALS:
PROTESTS:

APPLICANT:  DIAMOND BUFFALO, LLC
CONTACT:  DIAMOND BUFFALO, LLC, 5052 S. JONES BLVD, SUITE 110, LAS VEGAS, NV  89118