

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0727-HD OLETA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone.

Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/kh
(For possible action)

RELATED INFORMATION:

APN:

176-23-601-013; 176-23-601-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Serene Avenue is required per Section 30.04.01D.7.
2. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Serene Avenue where required per Section 30.04.08C.
3.
 - a. Reduce throat depth to 23 feet, 7 inches for a driveway along Oleta Avenue where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 69% reduction).
 - b. Reduce throat depth to 10 feet for a driveway along Oleta Avenue where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 87% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.40
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 38 (Building A)/44 (Building B)/ 32 (Buildings C & D)
- Square Feet: 22,442 (Building A)/68,906 (Buildings B)/10,820 each (Buildings C & D)/ 112,988 (total)
- Parking Required/Maximum Permissible/Provided: 105/120/128 total including EV and ADA spaces

- Sustainability Required/Provided: 7/3.5

Site Plan

The plan depicts 4 proposed office/warehouse buildings on 7.40 acres located on the south side of Oleta Avenue west of Jones Boulevard. Building A is 22,442 square feet and located on the northern portion of the property closest to Oleta Avenue. Building B is 68,906 square feet and located in the southern portion of the property adjacent to the Serene Avenue right-of-way. Buildings C & D are each 10,280 square feet and located on the west side of the property abutting the Union Pacific Railroad.

Building A is set back 60 feet, 7 inches from the front property line along Oleta Avenue to the north and 63 feet from the interior side property line to the east. Building B is set back 55 feet, 9 inches from the east property line, and 68 feet, 10 inches from the existing rear property line to the south, which will reduce to 28 feet, 10 inches when the additional 40 feet of right-of-way is dedicated to Serene Avenue. Building C is located 120 feet north of Building D and 75 feet 4 inches west of Building A. Building D is setback 45 feet from the future right-of-way and 80 feet 1 inch west of Building B.

The site will be accessed by two, 40 foot wide driveways along Oleta Avenue. Reduced throat depths are proposed for both driveways which is the subject of waiver requests. There are 128 parking spaces provided along the east side of the property, north of Buildings A and B and along the east sides of Buildings C and D. The parking includes 4 EV-installed and 7 EV-capable spaces located along the west sides of Buildings A and B as well as 6 ADA spaces including 1 van accessible. Internal sidewalks connect the building entrances to the public sidewalk along Oleta Avenue. Stamped concrete crosswalks are provided throughout the parking lot.

Two loading docks with 3 roll-up doors each are provided on the south side of Building A. Building B features a loading dock with 8 roll-up doors along the north side. Two additional roll-up doors are located on the south side of Building B. Buildings C and D also feature one roll-up door on each side of the building. Six outdoor storage yards are provided including two, 3,110 square foot yards on the south side of Building A, two, 5,195 square foot yards between Buildings C and D, a 3,575 square foot yard north of Building C and a 5,167 square foot yard south of Building D. Each storage yard is surrounded by an 8 foot tall screened security fence. The storage yards north of Building C and south of Building D will be screened from view of the Oleta Avenue and the Serene Avenue right-of-way respectively. A 6 foot tall CMU wall is located along the length of the east side of the property. Several trash enclosures are proposed throughout the site.

Landscaping

The plan depicts street landscaping along Oleta Avenue consisting of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. Where a portion of the sidewalk is attached around an existing cul-de-sac hammerhead, there is a minimum of 10 feet of landscaping behind the sidewalk. The street landscaping consists of medium Palo Verde and Chilean Mesquite trees set 20 feet apart and staggered on each side of the detached sidewalk, except where the sight visibility zones prevent their planting. Additional Palo Verde trees are

provided in the 10 foot landscape strips behind the attached sidewalk areas. Three, 5 gallon shrubs per tree are also provided in all street landscape areas. Street landscaping is not provided along the future right-of-way for Serene Avenue along the south side of the property, which is the subject of a waiver request.

Within the parking lot, large Shoestring Acacia trees as well as 5 gallon shrubs of various species are provided within the landscape islands, except for one island. An alternative landscape plan is requested. Some of the medium street trees along Oleta Avenue located within a landscape strip that is more than 8 feet wide also provide the required shade for the abutting parking spaces to the south.

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction with variations in roof parapet heights. The lowest parapet for Building A is 34 feet with the highest being 38 feet as measured from the finished grade. The parapet heights for Building B range from 40 feet to 44 feet, and Building C and D range from 28 feet to 32 feet. The buildings feature concrete panels with three different colors. The buildings will also include aluminum storefront window systems with metal canopies and clerestory windows. The south side of Building A includes 2 loading areas, each with one, 12 foot by 14 foot overhead door at the ramps and two, 9 foot by 10 foot roll-up overhead doors. Building B includes a loading dock with 8 roll up doors on the north side of the building and 2 additional roll up doors on the south side. Finally, there is a roll up door on both ends of Buildings C and D.

Floor Plans

The plan indicates Building A with a total of 22,442 square feet which includes two office spaces, 1,420 square foot each, located at the northwest and northeast corners of the building. Building B is 68,906 square feet which includes 3,957 square foot and 4,260 square foot offices located at the northwest and northeast corners of the building. The plan indicates Buildings C and D which are each 10,282 square feet which includes 2 offices in each building that are 810 square feet per office.

Applicant's Justification

The applicant seeks to develop an office/warehouse complex on the subject site. The northeast portion of the site, APN 176-23-601-013, was previously reclassified to Industrial Employment, rezoned to M-1 for industrial development, and received a use permit for offices as a primary use, approved waivers, and a design review. However, the use permit, waivers and design review expired in June 2025. An alternative landscape plan is requested to allow an electrical transformer to be located on a landscape island in the southwest portion of the site. Additional trees are provided elsewhere in the parking area. Waivers for throat depth are requested for two driveways along Oleta Avenue. The site is not gated, and Oleta Avenue is a low traffic street which dead-ends at the site. Only the site and the property immediately to the north rely on Oleta Avenue for access. Full off-site improvements and street landscaping are requested to be waived on Serene Avenue because it will likely have to be constructed as a bridge over the railroad line to the west.

Prior Land Use Requests (APN 176-23-601-013 only)

Application Number	Request	Action	Date
PA-23-700007	Redesignated (APN 176-23-601-013) from Business Employment (BE) to Industrial Employment (IE)	Approved by BCC	June 2023
ZC-23-0149	Zone change (APN 176-23-601-013) from R-E to M-1, use permit to allow offices as a principal use with an outside storage yard, reduced parking lot landscaping and throat depth	Approved by BCC	June 2023
VS-23-0150	Vacation and abandonment of government patent easements	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Union Pacific office building, UPRR right-of-way & outdoor storage
South	Business Employment	RS80	Gravel pit and concrete batch plant
East	Business Employment	IL	Convenience store, car wash & gas station & commercial with outdoor storage
West	Business Employment	IL & RS20	UPRR right-of-way & industrial uses with outdoor storage

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700044	A plan amendment from Open Lands (OL) to Industrial Employment (IE) is a companion item on this agenda.
ZC-25-0726	A zone change to reclassify APN 176-23-601-018 from RS20 to IL zoning is a companion item on this agenda.
VS-25-0728	A vacation and abandonment of rights-of-way 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**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Serene Avenue is not currently a constructed roadway. This street may eventually be constructed as an elevated bridge over the railroad line to the west, although at this time there is no timeline to do this. However, there is nothing to prevent street landscaping from being planted along the property fronting the Serene Avenue right-of-way at this time. Since it is uncertain when the street will be improved to its ultimate design, staff cannot support the waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed plans depict building materials which include the use of glass and painted concrete and the building facades feature wall reveals, changes in surface colors and materials with 2-foot roofline variations. Roll-up overhead doors for the loading areas are located to the side or rear of the warehouse buildings. Although there are roll-up doors on Buildings B, C, and D which can be viewed from the right-of-way, the roll-up doors on Buildings C and D are behind a screened 8 foot high security fence. The 2 roll-up doors along the south side of Building B are visible from the Serene Avenue right-of-way, however the street is not improved currently. Therefore, there should not be any impact on this street. Pedestrian connectivity is provided between the public sidewalks along Oleta Avenue and the parking areas to the building entrances. The customer parking area is adjacent to the entrance at the east side of the buildings and the parking spaces, including ADA spaces, are accessible from a 5 foot wide sidewalk and a ramp. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

An alternative landscape plan is proposed to allow an electrical transformer to be within one landscape island at the southwest corner of Building B without a tree. However, some of the medium street trees along Oleta Avenue are located within a landscape strip that is more than 8 feet wide. These trees serve a dual purpose of providing the required shade for the abutting parking spaces to the south which are within 20 feet of the trees. Therefore, the shade requirements will still be met.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements on Serene Avenue. Full off-site improvements will be installed with the future development of Serene Avenue.

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the driveways on Oleta Avenue. Oleta Avenue should see minimal traffic as it only serves four parcels in this area and ends to the west of the site, minimizing the potential conflicts normally caused by reduced throat depth.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: December 2, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Gibson, Kirk, Stone Nay: Roitman

Comprehensive Planning

- 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 approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Oleta Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue;
- Right-of-way dedication to include 40 feet for Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval of waivers of development standards; denial of the design review.

APPROVALS:

PROTESTS: 4 cards, 1 letter

APPLICANT: MARK MULHALL

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