

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0286-GOLDSTROM & DEAN II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase maximum parking; and **3)** modified driveway geometrics.

DESIGN REVIEW for a warehouse building on 11.84 acres in an IL (Industrial Light) Zone.

Generally located north of Diablo Drive (alignment) and east of Decatur Boulevard within Paradise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height along the north property line to 11 feet where 6 feet is the maximum permitted per section 30.04.03 C (an 83.4% increase).
2. Increase the maximum allowed parking to 197 spaces where 151 spaces are permitted per section 30.04.04 D (a 30% increase).
3.
 - a. Reduce the throat depth for the north driveway along Decatur Boulevard to 9 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce the throat depth for the south driveway along Decatur Boulevard to 19 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 75% reduction).
 - c. Reduce the throat depth for the north driveway along Cameron Street to 8 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
 - d. Reduce the throat depth for the south driveway along Cameron Street to 10 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).
 - e. Reduce the driveway radius along Cameron Street (northwest corner) to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

- General Summary
- Site Address: 5455 Cameron Street

- Site Acreage: 11.84
- Project Type: Warehouse
- Number of Stories: 1 story warehouse/2 story office
- Building Height (feet): 50
- Square Feet: 257,230
- Parking Required/Permitted/Provided: 131/151/210 (including 9 ADA spaces and 4 EV-installed spaces)
- Sustainability Required/Provided: 7/6

Site Plan

The site plan depicts a proposed warehouse building with accessory office spaces centrally located within the site. Access is provided from Decatur Boulevard to the west and Cameron Street to the east, with access drive aisles around the building on all sides. There are 40 loading docks located on the south side of the building with gated access to the docks. Trash enclosures are located on the southeast and southwest corners of the building. Detached sidewalks are shown along Decatur Boulevard and Cameron Street with a bus shelter and turn out lane located at the northwest corner of the property. There are 210 parking spaces, including 13 accessible spaces and EV-installed spaces, are located on the west, north, and east sides of the warehouse building. 46 additional parking spaces are requested above the maximum parking allowed, and is the subject of a waiver request. The building and gates meet setback requirements. Increased retaining walls are located along the northern and southern property lines and near the southwest corner of the property.

Landscaping

The landscape plan depicts street landscaping along Decatur Boulevard and Cameron Street in compliance with Title 30 standards. Parking lot landscaping has also been provided in compliance with Title 30 standards for the majority of the spaces, except for a few parking lot finger islands along the west side of the building that are shown without trees. However, parking lot trees have been provided in excess of Title 30 requirements, with 41 parking lot trees provided where 35 trees are required.

Elevations

The warehouse includes concrete tilt-up panel construction with a variety of paint colors, return wall depth variation, aluminum storefront with tinted window glazing, and metal canopy coverings over entry areas. The roof is shown with variable elevations and up to 4 foot variations to break up the roof line. The south side façade of the building includes 40 loading docks with roll up doors.

Floor Plans

The floor plans depict warehouse space with potential office space at the corner of the building that could include a 2nd floor. Four concrete ramps are shown on the south side of the building with 40 loading docks and roll up doors providing access to the warehouse space. Four potential office spaces are shown along the north side of the building with 1 potential office space shown at the southwest corner of the building.

Applicant's Justification

The applicant is requesting to develop a 257,230 square foot warehouse with a maximum height of 50 feet in the IL zone district. This property was previously used for many years for outdoor storage of equipment and industrial materials. Access is provided from Decatur Boulevard and Cameron Street with 2 driveways located on each street. The proposed plan includes a 30% increase in parking above the 131 required parking spaces. The required street landscaping will be installed along Cameron Street and Decatur Boulevard. Parking lot landscaping will be met except for 2 landscape finger islands without trees. There are 41 parking lot trees are provided where 35 trees are required and support approval of the alternative parking lot landscape plan. An 11 foot high retaining wall is proposed along a portion of the north property line where a 6 foot maximum wall is allowed with an open fence on top. The north property line is adjacent to another industrial use and will not impact the public. The 4 driveways will each have a throat depth waiver and as a result, traffic will be distributed more evenly throughout the property. The northern most driveway on Decatur Boulevard will have a reduced turn radius at 15 feet where 25 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0290	Waiver of development standards for outdoor storage, setbacks, and landscaping	Approved by PC	June 2025
VS-25-0291	Vacate right-of-way and easements	Approved by PC	June 2025
WS-0009-12	Waiver of development standards for overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	Tentative map for 1 lot industrial subdivision	Approved by PC	June 2008
ET-4000285-01 (UC-213-87)	Use permit fourth extension of time	Approved by PC	November 2001
UC-213-87	Use permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use permit second extension of time	Approved by BCC	November 1991
UC-213-87	Use permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
VS-26-0287	A vacation and abandonment of easements 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

The proposed 11 foot high retaining wall will face an existing industrial property along the north property line. A 5 foot 1 inch wide area with a 3:1 slope will be located between the proposed wall and the north property line, creating a buffer area adjacent to the neighboring property. A 42 inch high open metal fence will be located on top of the 11 foot wall for safety. Although, the location of the increased wall height has limited visibility from public view, staff finds the proposed height to be excessive and there are alternatives in Title 30 that allows tiering of retaining walls to limit the excessive height in one location, which the applicant is not using. Staff cannot support the waiver request.

Waiver of Development Standards 2

The maximum parking is intended to limit the surface area of pavement used for parking and decrease the urban heat effect in developed areas. This application includes adequate

landscaping and tree cover that is required for the corresponding increase in parking spaces. However, staff finds the 30% increase in parking spaces to be excessive and does not support the waiver request.

Design Reviews

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 others 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 lack of 2 trees in 2 landscape finger islands on the west side of the building will not significantly impact the aesthetic appeal of this property when considering the applicant is planting 6 additional trees above the 35 trees required for parking lot landscaping. The proposed warehouse development is compatible with the adjacent development and is harmonious and compatible with development in the surrounding industrial area. The elevations and design characteristics of the proposed warehouse are not unsightly or undesirable in appearance when considering the roof variation, wall returns, and loading docks facing south and away from public view. However, since staff is not supporting the throat depth waiver requests, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3a, #3b, #3c, & #3d

Staff finds the reduced throat depth for the commercial driveways on Decatur Boulevard and Cameron Street will negatively impact the safety of vehicles entering and exiting the site. The auto-turn plan shows commercial vehicles utilizing multiple lanes of traffic to enter and exit the site for both streets. This will cause vehicles to come to an abrupt stop in the right-of-way increasing the potential for collisions. Additionally, Decatur Boulevard is an arterial street that generates a high volume of traffic. It is important that traffic can flow without the impediment of commercial vehicles attempting to utilize the opposing traffic lanes on Cameron Street to enter and exit the site, creating dangerous conditions for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #3e

Staff has no objection to the reduction in driveway radius for the north commercial driveway on Decatur Boulevard. The applicant worked with staff to create a right turn lane for the north commercial driveway, combined with the existing median on Decatur Boulevard, allows vehicles to safely exit the right-of-way to gain access to the site. However, since staff cannot support this application in its entirety, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 and application for review; 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;
- Reconstruct any unused driveways with full off-site improvements;
- Applicant to provide an auto-turn to demonstrate truck access into the site;
- Applicant to coordinate with Public Works - Development Review for all driveways.

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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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. The Determination of No Hazard must not be expired.

- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Minimum outside turning radius is 52 feet, inside is 28 feet, ensure all radii in fire lanes throughout meet fire code.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0583-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (continue to work with Public Works regarding throat depths).

APPROVALS:

PROTESTS:

APPLICANT: LEXA GREEN

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 8120 PYRENEES LANE, LAS VEGAS, NV 89161