

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0026-STRIKE INDUSTRIES, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow attached sidewalks; **2)** waive off-site improvements (streetlights); and **3)** alternative driveway geometrics.

**DESIGN REVIEW** for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh  
(For possible action)

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RELATED INFORMATION:

**APN:**

162-36-203-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow an attached sidewalk along Topaz Street where a detached sidewalk is required per Section 30.04.08C.
- b. Allow an attached sidewalk along Dustin Avenue where a detached sidewalk is required per Section 30.04.08C.
2. a. Waive off-site improvements (streetlights) along Topaz Street where required per Section 30.04.08C.
- b. Waive off-site improvements (streetlights) along Dustin Avenue where required per Section 30.04.08C.
3. a. Reduce throat depth to 8 feet for a driveway along Oleta Avenue where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 68% reduction).
- b. Reduce the departure distance from the intersection of Dustin Avenue and Topaz Street to the driveway along Topaz Street to 43 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5936 Topaz Street
- Site Acreage: 0.46
- Project Type: Office/warehouse building

- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 6,624
- Parking Required/Provided: 7/9 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 6,624 square foot office/warehouse building located on the northeast corner of Dustin Avenue and Topaz Street. The site is accessed via a two-way commercial driveway along Topaz Street. The building is located in the northeast corner of the site, set back 1 foot from the north and east property lines, 43 feet from the south property line, and 77 feet from the west property line. Parking is located on the west side of the building, with 9 parking spaces provided where 7 parking spaces are required. Pedestrian walkways connect the parking area to the building entrance. A trash enclosure is located along the north property line.

Landscaping

The plans depict attached sidewalks with 11 foot wide street landscape areas along Dustin Avenue and Topaz Street, consisting of medium trees, shrubs, and groundcover. The parking area features medium trees and shrubs, with landscape islands provided within the parking area.

Elevations

The plans depict a 30 foot high building featuring a flat, metal roofline. All 4 sides of the building feature CMU block wall and metal siding, which will be gray and orange in color, respectively. The south elevation features an overhead roll-up door, standard door, aluminum canopies, and aluminum storefront windows. The west elevation features the main building entrance, aluminum storefront windows, aluminum canopies, and an additional door.

Floor Plans

The plans depict a 6,624 square foot warehouse building with an open layout. Restrooms and the overhead roll-up door are located on the south side of the building.

Applicant’s Justification

The applicant states that attached sidewalks are consistent with developments to the south and west and will maintain uniformity in the streetscape. The throat depth and departure distance reductions are necessary due to site constraints, while still maintaining safe and efficient vehicular circulation. The overhead roll-up door facing Dustin Avenue will be screened with landscaping to minimize its impact.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b> | <b>Date</b>   |
|---------------------------|--|---------------|---------------|
| VS-2011-04                | Vacation and abandonment for a portion of right-of-way being Dustin Avenue | Denied by BCC | February 2005 |

### Surrounding Land Use

|              | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use        |
|--------------|---------------------------|---------------------------|--------------------------|
| North & East | Business Employment       | RS20 (AE-60 & AE-65)      | Undeveloped              |
| South        | Business Employment       | IP (AE-65)                | Office-warehouse complex |
| West         | Business Employment       | IP (AE-65)                | Distribution center      |

### Related Applications

| Application Number | Request  |
|--------------------|--|
| ZC-26-0025         | A zone change from RS20 to IP zoning 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.

##### 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 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.

Staff finds that the proposed warehouse is suitable for the site and compatible with the surrounding area, which features existing industrial uses. The site is generally well designed, providing adequate landscaping, parking, and pedestrian walkways in accordance with Title 30 standards. The one, 12 foot high roll-up overhead door on the south side of the building and set back away from Topaz Street will be screened by the dense street landscaping along that portion of Dustin Avenue, mitigating potential adverse effects on the right-of-way and other properties in the area. Additionally, Dustin Avenue is only a short segment and therefore has minimal traffic traveling on this road segment. The building features articulations and sustainability measures that will also enhance the site. However, since staff cannot support the waivers of development standards, staff cannot support the design review.

## **Public Works - Development Review**

### Waiver of Development Standards #1

Staff cannot support the request to allow an attached sidewalk in place of a detached sidewalk along Topaz Street and Dustin Avenue. The site is new construction; there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

### Waiver of Development Standards #2

Staff cannot support the request to not install streetlights along Topaz Street and Dustin Avenue as there are existing streetlights adjacent to the site. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

### Waiver of Development Standards #3a

Staff cannot support the request to reduce the throat depth for the commercial driveway on Topaz Street. Staff finds vehicles entering the site will come into conflict with the parking stalls opposite the commercial driveway. Furthermore, the sanitation bin enclosure adjacent to the commercial driveway will create stacking in the right-of-way when a sanitation truck is present.

### Waiver of Development Standards #3b

Staff has no objection to the reduction in the departure distance for the Topaz Street commercial driveway. The applicant placed the driveway as far north as the site will allow. However, since staff cannot support this application in its entirety, staff cannot support this request.

## **Department of Aviation**

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

## **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; 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;
- Right-of-way dedication to include spandrel at the intersection of Topaz Street and Dustin Avenue in the southwest corner of the site;
- 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;
- Applicant to remove all parking spaces opposite of the Topaz Street commercial driveway;
- Applicant to relocate the sanitation bin enclosure away from the Topaz Street commercial driveway.

#### **Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### **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 completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0371-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval of waiver of development standards #3; denial of waivers of development standards #1 and #2.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** March 4, 2026 – HELD – To 03/18/26 – per the applicant.

**COUNTY COMMISSION ACTION:** March 18, 2026 – HELD – To 04/22/26 – per the applicant.

**APPLICANT:** RAO CONSTRUCTION & DEVELOPMENT

**CONTACT:** RAO CONSTRUCTION & DEVELOPMENT, 7375 S. PECOS ROAD, SUITE 101, LAS VEGAS, NV 89120