

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0215-DIAMOND QUAIL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering; and **2)** increase parking.

DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-101-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of the landscape buffer along the north property line to 5 feet where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
b. **Reduce the width of the landscape buffer along the west property line to 1 foot where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.**
2. Increase parking to **39** spaces where a maximum of 23 spaces are permitted per Section 30.04.04D (a **70%** increase).

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.24
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 19,728
- Parking Required/Maximum Allowed/Provided: 20/23/**41** (including 2 accessible spaces)
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed office/warehouse development, which is accessed via a commercial driveway from Quail Avenue to the south. The 19,728 square foot building is set back 6 feet from the north property line, 11 feet from the east property line, 21 feet from the south property line, and 94 feet from the west property line. The parking area and trash enclosure are located on the west side of the building, with **41** parking spaces provided where 20 are required. There are 2 pedestrian walkways that connect the parking area to the building entrances. There are 6 loading spaces also located on the west side of the building. A waiver of development standards to increase parking is required because the maximum number of parking spaces allowed per Title 30 is 23 parking spaces, and the applicant is proposing 42 parking spaces.

Landscaping

The plans depict a detached sidewalk along Quail Avenue with street landscaping consisting of large trees, shrubs, and groundcover. The parking area features landscape islands and perimeter landscaping consisting of medium trees and shrubs. A waiver of development standards to reduce the landscape area for buffering and screening is required. Title 30 states that buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall. The plans propose a 5 foot wide landscape buffer along the north property line with medium trees, a **15** foot wide landscape buffer along the east property line with medium trees, and a 1 foot landscape buffer along the west property line. The plans also show proposed 8 foot high decorative screen walls along the north, east, and west property lines.

Elevations

The plans depict a 28 foot high office/warehouse building with a flat, variable roofline. The west elevation features entrances and roll-up overhead doors. The building facades feature CMU, concrete panels, metal awnings, and glass doors and windows. The north, south, and east elevations also feature painted false windows.

Floor Plans

The plans depict a 19,728 square foot office/warehouse building with entrances located on the west side of the building. There are 6 lease spaces shown, all of which feature open layouts.

Applicant's Justification

The applicant states that the site has been designed to be sensitive to the community residence to the east. An 11 foot wide landscape buffer with trees planted every 15 feet on center is proposed along the east property line. The parking area is screened by the building and the roll-up doors face west, away from the community residence. All 4 sides of the building are highly articulated, with no windows on the east elevation. The increased parking requested is appropriate for the proposed use and the potential of up to 6 tenants. While waivers are requested for reduced landscape buffers along the north, east, and west property lines, the required 8 foot high decorative screen wall is being provided.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped (approved place of worship per UC-20-0413)
East	Neighborhood Commercial	RS20 (AE-60)	Community residence
West	Corridor Mixed-Use & Public Use	RS20 (AE-60)	Electrical power substation

Related Applications

Application Number	Request
PA-26-700018	A plan amendment from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0214	A zone change from RS20 to IP is a companion item on this agenda.
VS-26-0216	A vacation and abandonment for government patent easements and a portion of right-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

While staff is not as concerned with the reduced buffering along the west property line since the adjacent site is an electrical power substation, staff is concerned with the reductions along the north property lines. The site to the north is zoned CP and features office building, **which is** significantly less intensive than the proposed office/warehouse development. Additionally, there are no other industrial zones or uses in the vicinity, so the proposed use is inconsistent with surrounding development. The provision of landscape buffers in accordance with Title 30 standards would help mitigate the intensity of the proposed use, alleviating the impact on adjacent, nonindustrial properties. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff does not typically support waivers to increase parking, the applicant's desire to provide additional parking to support future tenants on-site is understandable. The parking area is screened from the residential development to the east and the increased number of parking

spaces is unlikely to adversely affect other properties in the area. Additionally, the parking area is well landscaped, which will help mitigate the urban heat island effect. However, since staff cannot support the waiver for reduced buffering, staff cannot support this request.

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 site has several positive design elements, including architectural enhancements on all 4 sides of the office/warehouse building. The parking area is screened from the community residence to the east by the building, and the site is well landscaped along the street and within the parking area. However, the industrial use is intense for this particular site, as the surrounding area does not feature industrial zones or uses. The proposed reduction to the required landscape buffers exacerbates the intensity of the industrial use, which may have adverse effects on the adjacent properties. For these reasons, staff cannot support the design review.

Staff Recommendation

Denial. 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: June 2, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Kirk, Roitman, Stone Nay: Brady, Kilarski

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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;

- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0205-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS: 2 cards

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118