

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0769-TOBLER, RUSSELL K. & BELLA NOIR, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-501-004; 163-36-501-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 7 feet along the west property line where 3 feet is the maximum allowed per Section 30.04.03C (a 133% increase).
2.
 - a. Reduce the throat depth for a driveway along Edmond Street to 16 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 79% reduction).
 - b. Reduce the throat depth for a driveway along Russell Road to 18 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.61
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 76,397
- Parking Required/Provided: 76/91 (includes 4 accessible spaces)
- Sustainability Required/Provided: 7/6

Site Plan

The 76,397 square foot building is centrally located on the site, with parking areas, loading zones, and landscape buffers arranged around the perimeter to support circulation and screening. A total of 91 parking spaces are proposed, including 87 standard spaces and four accessible stalls, exceeding the minimum requirement of 76 spaces by 15% as allowed per code. Trash enclosures are integrated into the loading dock area on the west side of the building. A waiver is requested to increase the height of the retaining wall to 7 feet along a portion of the west property line of the northern parcel. Two vehicular access points are provided; one from Edmond Street and one from Russell Road. These entrances connect to internal drive aisles and parking areas.

Landscaping

The plans depict street landscaping along Russell Road and Edmond Street, consisting of a 5 foot wide landscape strip on both sides of the detached sidewalks with trees spaced approximately 20 feet apart.

Parking area landscaping complies with Title 30 by incorporating either landscape islands every six spaces or planting strips between facing rows with islands every twelve spaces. Islands are at least 6 feet wide, and planting strips are a minimum of 8 feet wide with raised curbs.

A 15 foot wide landscape buffer along the west property line provides screening through double rows of evergreen trees with an 8 foot tall decorative wall. Tree quantities meet Title 30 requirements.

Elevations

The proposed warehouse features tilt-up concrete construction with a maximum parapet height of 35 feet. Painted panels in neutral and accent tones, clerestory windows, metal canopies, and recessed wall planes provide horizontal articulation consistent with Title 30. These elements are spaced at intervals of 50 feet or less along each elevation, incorporating at least two required articulation features per segment. The building includes overhead dock doors, man doors, and a window system. Rooftop equipment is screened by parapet walls. Roll-up overhead doors and loading areas are oriented toward a central truck court between the north and south wings of the building, facing Edmond Street.

Floor Plans

The plan depicts a U-shaped warehouse with a large area, opening onto a central truck court facing Edmond Street. Offices and mezzanines are located on the northeast and southeast sides of the building.

Applicant's Justification

The applicant proposes to develop a warehouse and distribution center consisting of 2 suites with integrated office space and loading docks oriented away from residential uses. To support the proposed layout, the applicant requests waivers to reduce throat depths from 75 feet to approximately 16 feet and 18 feet at 2 driveway entrances, with additional internal clearance provided to ensure safe circulation and queuing. A second waiver is requested to increase the

height of a retaining wall to 7 feet where 3 feet is allowed, to accommodate site grading along the northwest boundary adjacent to undeveloped land.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1568-96	Use permit for power transmission line	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 18 du/ac) & Business Employment	RS2 & IP (AE-60)	Single-family residential & warehouse and distribution
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse & distribution
West	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped & single-family residential development

Related Applications

Application Number	Request
PA-25-700049	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-25-0767	A zone change from RS20 to IP is a companion item on this agenda.
VS-25-0768	Vacation and abandonment for patent easements and portions 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

The intent of limiting the height of retaining wall is to minimize and mitigate the impact on the adjacent property. The increase in retaining wall height is necessary due to the vertical difference from the west property line and sloping lower towards the east property line (Edmond Street). Title 30 allows an increase in retaining wall height without a waiver when tiered or when topped with an open fence. In this particular case, the impacted property is Master Planned Neighborhood Commercial and will have to contend with the same wash that traverses both properties. For this reason, staff can 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.

The design generally meets Title 30 development standards, including setbacks, circulation, and parking. The site layout supports truck maneuvering and provides adequate parking.

The orientation of the loading dock and roll-up doors towards Edmond Street presents a more publicly visible frontage, which conflicts with design objectives intended to maintain an attractive street-facing environment. Additional screening or design adjustments could have been considered to further address visibility concerns by redesigning the location of the loading dock and roll-up doors orientation to meet Title 30 development standards. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the reduced throat depth for the driveway on Russell Road will result in on street stacking of vehicles. Since Russell Road is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site. Additionally, those trying to access the site on Edmonds Street will face immediate conflicts with the loading zone and trash enclosures directly in front of the driveway. Therefore, 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

Approval of waiver of development standards #1; denial of waiver of development standards #2 and the design review. 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: January 6, 2026 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone, Kirk Nay: Kilarski

Comprehensive Planning

- 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 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 3 letters

PROTESTS: 8 cards, 1 letter

PLANNING COMMISSION ACTION: December 16, 2025 – HELD – To 01/06/26 – per the applicant.

APPLICANT: MARK MULHALL

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