

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0236-REFRIGERATION SUPPLIES DISTRIBUTOR:

DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Rogers Street within Paradise. MN/bb/kh
(For possible action)

RELATED INFORMATION:

APN:

162-31-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.91
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 50 maximum
- Square Feet: 33,051 (total) / 28,994 (warehouse area)/4,057 (office areas)
- Parking Required/Provided: 33/35
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a single building located on the northwest portion of the 1.91 acre lot. Access is located at the northeast corner and southwest corner of the lot with a connecting drive aisle. The plan also shows 2 loading docks at the southeast corner of the building that face east and are shielded from view by the building and perimeter walls. There are 35 parking spaces located along the south and east property lines, where 33 parking spaces are required. Pedestrian access is shown from walkways adjacent to the building on the west, south, and east sides. The primary pedestrian access to the warehouse building is located on the southwest side of the building. Accessible parking spaces are located on the south side of the building with the trash enclosure located at the southeast street. Required parking lot trees are located along the south and east property lines and in landscape islands. There are 13 parking lot trees provided where 6 are required. There are 10 additional trees provided in landscape areas along the south and east sides of the property.

Elevations

The main entrance is shown with Low-E glazed windows and a canopy overhang of 4 feet over the south and west facing windows and south side entrance. Pedestrian access doors are located on all 4 sides of the building. The elevations depict a painted stucco warehouse with a variety of texture and paint colors along all 4 sides of the building. The parapet height of the roof varies by 3 feet approximately every 33 feet on all sides of the building. A combination of vertical and horizontal narrow windows are shown on all 4 sides of the building at heights between 8 feet and 36 feet above ground level. The average height as measured per Title 30 will not exceed 50 feet. All mechanical equipment will be roof mounted and located behind the parapet walls.

Floor Plans

The floor plans depict a 33,051 square foot space with a combination of warehouse, office, showroom, break room, conference room, restrooms, and storage.

Applicant's Justification

The applicant is proposing a warehouse/office building with access driveways along the east side and south side of the property. The building will not exceed the 50 foot maximum height with 41 foot to 46 foot heights along the west and north sides of the building. Clerestory windows and pop-out architectural elements are on all 4 sides of the building. A 2 bay loading dock with 12 foot roll up bay doors is located along the south and east sides of the building with internal driveway access and no view from the public streets. The development will meet 7 of 7 required sustainability standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0583	Waiver of development standards for increased retaining wall height and increased finished grade	Approved by BCC	October 2023
VS-23-0584	Vacation and abandonment of right-of-way along Rogers Street for a detached sidewalk - expired	Approved by BCC	October 2023
TM-23-500123	Tentative map for a 1 lot commercial subdivision	Approved by BCC	October 2023
UC-22-0353	Use permit for retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking - expired	Approved by BCC	August 2022
UC-0521-10	Use permit for a modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Zone change from R-E to M-1 zoning for future industrial use	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-60)	Office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL & RS20 (AE-60)	Outdoor storage yard
East	Business Employment	IL (AE-60)	Bank with drive-thru

Related Applications

Application Number	Request
VS-26-0237	Vacation and abandonment of a portion of right-of-way is a companion item on the June 2, 2026 Planning Commission 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

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 proposed warehouse and office building is harmonious and compatible with the surrounding industrial development. The scale of the proposed development is consistent with the surrounding area meets the design characteristics expected for development of this type, with aesthetic features that are not unsightly or undesirable in appearance. Site access and circulation are adequate for the scale of development being proposed and anticipated parking. The site is surrounded by industrial and storage uses with planned land use for industrial development matching the proposed warehouse use. Staff supports the design review.

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.

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

- 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 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

- Comply with approved drainage study;
- 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.

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

- No comment.

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 #0203-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK STEARNS

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