08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** reduce setback; **3)** reduce street landscaping; **4)** increase parking; and **5)** alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action)

RELATED INFORMATION:

APN:
177-07-105-005; 177-07-105-008

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Allow a trash enclosure 15 feet from a residential district where a minimum separation of 50 feet is required per Section 30.04.06K (a 70% reduction).
   b. Allow roll-up overhead doors to face a residential zone where not permitted per Section 30.04.06N.
2. Reduce the front setback to 11 feet where a minimum of 20 feet is required per Section 30.02.19B (a 45% reduction).
3. Reduce street landscaping along Decatur Boulevard to 9 feet where a 10 foot wide landscape area with large trees placed every 30 feet on center is required per Section 30.04.01D.
4. Increase parking to **28** spaces where a maximum of 16 spaces is permissible per Section 30.04.04D (a 63% increase).
5. a. Reduce approach distance for a driveway along Eldorado Lane to the intersection f Eldorado Lane and Decatur Boulevard to 35 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).
   b. Reduce throat depth for a driveway along Eldorado Lane to 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction) **(no longer needed).**

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4880 W. Eldorado Lane
- Site Acreage: 0.95
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 14,077
- Parking Required/Provided: 14/28 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/7

Site Plan
The plan depicts a 14,077 square foot office/warehouse building. Parking is located on the north and east sides of the building, with 28 spaces provided where 14 are required and a maximum of 16 is permitted. The trash enclosure is located on the east side of the building, 15 feet from the adjacent residential zone where a minimum separation of 50 feet is required, hence a waiver. The building is positioned with an 11 foot front setback along Decatur Boulevard, reduced from the required 20 feet to accommodate building placement necessitating another waiver. Along the east property line, the structure maintains a setback of approximately 65 feet. The north side of the building is set back approximately 32 feet from the property line, while the south side maintains an approximate 20 foot setback. Access is provided from Decatur Boulevard in the northwest portion of the site and from Eldorado Lane in the southeast portion of the site.

Landscaping
Along the east property line, the plan includes a 15 foot intense landscape buffer with a double row of evergreen trees spaced at 27 feet on center. This buffer is supplemented by an 8 foot CMU screen wall. Street frontage landscaping is provided along both Decatur Boulevard and Eldorado Lane; however, the landscape depth along Decatur Boulevard is reduced to 9 feet in lieu of the required 10 feet (5 feet on both sides of a detached sidewalk), necessitating a waiver. Additional landscape areas are located at the northeast and northwest corners of the site, as well as within internal parking areas.

Elevations
The elevations depict a tilt-up concrete warehouse building incorporating smooth and fluted panel treatments, accent color bands, and parapet-screened mechanical equipment. The structure has a maximum height of 35 feet to the top of the parapet, with a slight grade variation resulting in a peak height of approximately 37 feet at the northern portion of the site. Tenant entrances along the west elevation include glazed storefront systems with transom windows and black powder-coated steel awnings that provide weather protection and define each entry. The east elevation contains multiple 12 foot by 14 foot overhead roll-up doors serving the warehouse bays, while the north and south elevations continue the same material palette and architectural detailing for consistency around the structure.

Floor Plans
The floor plan depicts a single-story warehouse divided into seven tenant bays, each with an associated 12 foot by 14 foot overhead door on the east side and a ground-floor office area with an optional mezzanine office above. The warehouse areas are open and unobstructed to support flexible operations, while the office components are positioned along the west elevation adjacent to the primary entrances. Internal circulation is direct, with each unit functioning independently and no shared interior corridors.

Applicant's Justification
The applicant states that the requested waivers are necessitated by the physical constraints of this 0.95 acre infill parcel, including its north to south orientation, limited depth along Eldorado Lane, and adjacency to existing single-family residential development to the east. The applicant explains that locating the trash enclosure on the east side of the site results in a 15 foot separation from the residential zone, but that this placement allows the building to be shifted farther west and away from the homes, with impacts mitigated through an 8 foot CMU wall and a 15 foot intense landscape buffer. The applicant further notes that the overhead roll-up doors must face east due to the building's orientation and the need to maintain functional warehouse access, and that these doors are similarly screened by the wall and landscape buffer. The reduced 11 foot front setback and corresponding reduction in the street landscape buffer along Decatur Boulevard are described as necessary to accommodate the building footprint, internal circulation, and the existing bus stop.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North & South	Neighborhood Commercial	RS20	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Neighborhood Commercial	CG	Mini-warehouse facility

Related Applications

Application Number	**Request**
PA-26-700021	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-26-0255	A zone change from RS20 to IL 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 #1a

The applicant requests to allow a trash enclosure within 50 feet of a residential zone. Although a 15 foot wide landscape buffer with evergreen trees and a decorative screen wall is proposed, the proximity of the trash enclosure to the existing single-family residences to the east will result in potential noise, odor, and visual impacts that cannot be adequately mitigated. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #1b

The applicant requests to allow roll-up overhead doors to face east toward a residential zone. Operational noise from frequent door openings/closings and associated warehouse activities will have direct and unmitigated impacts on the adjacent residential neighborhood. Even with proposed screening, the building orientation fails to preserve the character of the surrounding residential area. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #2

Staff cannot support reducing the front setback to 11 feet where 20 feet is required. The significant reduction compromises required street landscaping and pedestrian amenities along Decatur Boulevard. The infill nature of the site and desire to shift the building away from residences do not provide sufficient justification to reduce the front setback so drastically. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #3

Staff cannot support reducing the required street landscape area to 9 feet where 10 feet (two 5 foot landscape strips) is required. Even a modest reduction diminishes the intended buffering, visual relief, and pedestrian separation provided by the standard landscape requirement. The applicant's justification does not demonstrate a site-specific hardship or unique condition that would warrant decreasing the minimum landscape width, nor does it show that the reduced depth would achieve the same functional and aesthetic outcomes as the standard. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #4

Staff finds that the request to increase parking is a self-imposed hardship that can be avoided by redesigning the site to comply with Title 30. The applicant has not provided a compelling justification for the increased parking or provided mitigating measures. Therefore, 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.

The proposed office-warehouse development does not fully meet the applicable nonresidential design standards of Title 30. While the building incorporates tilt-up concrete panels, accent color bands, and parapet-screened mechanical equipment, several key elements of the site design and operational layout remain inconsistent with Title 30 design and development standards. The project relies on multiple waivers to accommodate the infill parcel, including reduced setbacks, overhead doors oriented toward a residential zone, and reduced driveway approach and throat depths. Although buffering and screening is provided along the eastern property line, these measures do not fully mitigate the functional and visual impacts associated with the building orientation and access configuration. For these reasons, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #5a
Staff has no objection to the reduced approach distances along Eldorado Lane. The applicant worked with staff to design the driveway as for east as possible.

Waiver of Development Standards #5b
No longer needed.

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 #5a; denial of waivers of development standards #1, #2, #3, #4 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: July 7, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone, Nay: Kilarski
Comprehensive Planning

- Design review as a public hearing for any significant changes to the plans;
- 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;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Applicant shall submit a Vacation and Abandonment application to accommodate detached sidewalks;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- 90 days to record said separate document for the Decatur Boulevard improvement project.

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0462-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTESTS: 7

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: SUSTAINABLE DEVELOPMENT FUND 1, LLC
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