10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering; and **2)** modify residential adjacency standards.
DESIGN REVIEW for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone.

Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
177-16-301-020; 177-16-301-022

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the required landscape buffering along the east boundary of APN 177-16-301-022 to 5 feet where a 10 foot wide landscape buffer was previously approved and a 15 foot wide landscape buffer is required per Section 30.04.02C (a 67% reduction).
2. Allow parking areas for non-residential development within 30 feet of a residential district where not permitted per Section 30.04.06L.

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 8660 Giles Street & 62 E. Ford Avenue
- Site Acreage: 1.03
- Project Type: Office development
- Number of Stories: 1 (office buildings)/2 (detached garage)
- Building Height (feet): 22 (office building/north parcel)/26 (detached garage/north parcel)/19 (office building/south parcel)
- Square Feet: 4,545 (office building/north parcel)/2,410 (detached garage/north parcel)/3,943 (office building/south parcel)
- Parking Required/Provided: 22/27 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/0

History, Site Plan, & Request

The site was previously rezoned from RS20 to CP via ZC-25-0531 and approved for an office development via WS-25-0532 in September 2025 by the Board of County Commissioners. The previous approval included several waivers of development standards, including reduced buffering and screening and modified residential adjacency standards. As part of this approval, the required landscape buffer along the east property line of the southern parcel (APN 177-16-301-022) was reduced to 10 feet where 15 feet is the standard per Title 30. The applicant is now requesting to further reduce this landscape buffer to 5 feet, requiring additional waivers for reduced buffering and residential adjacency standards.

APN 177-16-301-020 (north parcel)

The site plan depicts a proposed office development accessed via Ford Avenue to the south and Giles Street to the west. The northern parcel features a 2,410 square foot detached garage in the eastern portion, set back 10 feet from the north, east, and south property lines. Parking is located on the west side of the detached garage. A 3 foot max retaining wall with a 6 foot high screen wall and 2 foot high decorative fence on top is proposed along the north and east property lines. The western portion of the northern parcel features a 4,545 square foot office building (single-family conversion) with a proposed 580 square foot patio cover in the southeastern corner of the building. The building is set back 19 feet from the north property line and 39 feet from the west property line. A trash enclosure and an additional parking space is located on the west side of the building. A 3 foot high screen wall with a 5 foot high fence on top is located west of the building.

APN 177-16-301-022 (south parcel)

A 3,943 square foot office building (single-family conversion) is located on the southern parcel, set back 15 feet from the east and west property lines, and 49 feet from the south property line. Parking is located on the north side of the building and a trash enclosure is southeast of the building. A 3 foot high screen wall with a 5 foot high fence on top is located south of the building. A 5 foot wide drainage easement is located along the east side of the parcel.

Landscaping

The plans depict street landscape areas, measuring between 10 feet and 19 feet in width along Giles Street and 10 feet in width along Ford Avenue, consisting of large trees, shrubs, and groundcover. Parking area landscaping is provided throughout the site and consists of large trees. Waivers of development standards for reduced landscape buffers were previously approved via WS-25-0532, including reducing the required landscape buffer along the east side of the southern parcel (APN 177-16-301-022) to 10 feet in width where 15 feet is required per Title 30. The landscape buffer in this area is now being reduced to 5 feet in width to accommodate a drainage easement, with the same number of trees as previously approved.

Elevations

The plans depict a 1 story single-family residence on APN 177-16-301-020 (north parcel) that will be converted into an office building measuring up to 22 feet in height with a pitched concrete tile roof. The building consists of a stucco exterior and will continue to maintain a residential appearance. The detached garage located on the same parcel as well as the office building located on APN 177-16-301-022 (south parcel) will remain as previously approved under WS-25-0532.

Floor Plans

The plans depict an existing 3,022 square foot single-family residence on APN 177-16-301-020 (north parcel) that will be expanded and converted into an office building. The building will be a total of 4,545 square feet with a 580 square foot patio. The interior of the building consists of multiple offices, conference room, storage room, restrooms, and a breakroom. The detached garage located on the same parcel as well as the office building located on APN 177-16-301-022 (south parcel) will remain as previously approved under WS-25-0532.

Applicant's Justification

The applicant states that a required drainage easement along the east property line of the southern parcel limits the available area for landscaping. A visual buffer will still be maintained, and the site modification ensures proper site drainage and functionality of the development. The same number of trees are still being provided. Adjustments to building placement, orientation, and design elements are also necessary to ensure consistency and provide a cohesive development.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
ZC-25-0531	Zone change from RS20 to CP zoning	Approved by BCC	September 2025
WS-25-0532	Waivers of development standards and design review for an office development	Approved by BCC	September 2025

Surrounding Land Use

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

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 buffering and screening is to reduce the impacts of uses and activities on less intensive zoning districts, reduce the heat island effect, and mitigate stormwater run-off. Staff recognizes there are some existing site constraints that limit the buffering and screening that can be provided. Staff finds that further reducing the required landscape buffer adjacent to the RS20 zoning district to the east, in addition to not providing the required screen walls, may negatively impact the existing single-family residence on APN 177-16-301-023. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The intent of limiting parking spaces within 30 feet of residential zoning districts, when not separated by a building or otherwise appropriately buffered and screened, is to limit the impact vehicles from a more intense use may have on surrounding single-family residences. For example, the glare of headlights from parking lots during the evening hours that shine into residential yards may create a potential nuisance for residents. Furthermore, the sounds of vehicle engines and people entering and exiting their vehicles also create a potential nuisance. These impacts are compounded by the waiver to further reduce buffering and screening. For these reasons, 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.

While staff can understand that the proposed site modifications are due to the required location of a drainage easement along the east property line of the southern parcel, staff finds that further reducing the landscape buffer will adversely affect the single-family residence to the east. The site constraints may limit the feasibility of compliance with Title 30 standards, but alternative measures could be provided that would help mitigate the impacts of the site on adjacent residential development. Therefore, staff cannot support this request.

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.

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 #0284-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JO MCNAMARA
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