10/06/26 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0535-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.50 acres in an IL (Industrial Light) Zone.

Generally located east of Cameron Street and north of Harmon Avenue within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
162-19-202-002

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking lot landscaping where 1 medium or large tree is required for every 6 parking spaces per Section 30.04.01D.

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 4330 Cameron Street
- Site Acreage: 2.50
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 47,599
- Parking Required/Provided: 48/48
- Sustainability Required/Provided: 7/4.5

Site Plans
The plans depict a proposed office/warehouse building accessed via Cameron Street through an access easement with the adjacent parcel to the west (APN 162-19-202-001). The access easement runs along the southern and eastern portions of the site, continuing to the adjacent parcel to the east (APN 162-19-202-003). A 12 foot high rolling gate is located in the southwest corner and will be open during business hours. The proposed office/warehouse building is located in the northwest corner of the site. Parking is located on the east side of the building,

with 48 parking spaces required and provided. Loading spaces and trash bins are located on the south side of the building. There is an existing 6 foot high chain link fence along the north, south, and east property lines.

Landscaping

The plans depict parking lot landscaping consisting of medium trees and shrubs immediately east of the proposed building. The applicant is requesting a waiver of development standards to reduce parking lot landscaping within the parking area on the eastern portion of the site.

Elevations

The plans depict a 2 story, 44 foot high office/warehouse building with a flat, variable roofline. The building features concrete facades with color variation, along with decorative railing and glass windows. The entrance is on the east side of the building, with roll-up overhead doors on the north, south, and east elevations.

Floor Plans

The plans depict a 2 story, 47,599 square foot office/warehouse building. Both levels feature 2,994 square feet of office space, with the second level also featuring a 230 square foot mezzanine. The office areas consist of a lobby, reception area, offices, a conference room, storage rooms, a break room, and restrooms.

Applicant's Justification

The applicant states that the office/warehouse building will be used for metal fabrication, with accessory office space to support the manufacturing operations. The waiver for reduced parking lot landscaping will not adversely affect employees, customers, or the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0679	Vacation and abandonment of patent easements	Approved by PC	December 2025
VS-22-0348	Vacation and abandonment of patent easements	Approved by PC	August 2022
WS-22-0347	Waiver and design review for an office-warehouse - expired	Approved by PC	August 2022
VS-0580-07	Vacation and abandonment of patent easements - expired	Approved by PC	July 2007
DR-1487-05	Design review for an office-warehouse - expired	Approved by PC	October 2005
WS-1979-03	Waiver and design review for a light manufacturing facility - expired	Approved by PC	January 2004
VS-1978-03	Vacation and abandonment of patent easements - expired	Approved by PC	January 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Office/warehouse & parking lot
South	Public Use	IL	Burk Horizon High School
East	Entertainment Mixed-Use	IL	Office/warehouse
West	Entertainment Mixed-Use	IL	Mini-warehouse & vehicle storage

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
Waiver 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.

The purpose of the parking lot landscaping is to reduce the impacts of wind, dust, pollution, glare, and the heat island effect on human health and comfort. The reduction of the parking lot landscaping does not meet the intent of Title 30 and conflicts with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, increase urban tree canopies, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds that the reduction in parking lot landscaping is a self-imposed hardship as the site is vacant and the required landscaping could feasibly be provided. 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.

Staff finds that the proposed office-warehouse is suitable for this site and the layout of the development is cohesive and compatible with surrounding industrial development. The building has some features that enhance its appearance while maintaining the functionality of an office/warehouse. However, the building lacks four-sided architectural articulations as required by Title 30 for nonresidential development as well as provides a reduced number of sustainability measures. Additionally, staff cannot support the associated waiver of development

standards for reduced parking lot landscaping. For these reasons, staff cannot support 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
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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Comply with approved drainage study;
- Traffic study and compliance.

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

- 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 #0085-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.
APPROVALS: 2
PROTESTS: 2

PLANNING COMMISSION ACTION: September 15, 2026 – HELD – To 10/06/26 – per the applicant.

APPLICANT: RAMON AND MARGARET SANCHEZ
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