

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0902-BABCOCK RIVERWALK, LLC:

ZONE CHANGE to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone.

Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-04-401-003; 140-04-401-005; 140-04-401-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.81
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an IP (Industrial Park) Zone. According to the applicant, the IP zoning district is compatible with the underlying land use designation of Business Employment (BE). This land use category anticipates light-industry and small-scale commercial services and service-commercial uses such as the requested use. Furthermore, approval of this request will allow for proper in-fill development on vacant properties and provide standard offsite improvements along Las Vegas Boulevard.

Prior Land Use Requests (APN: 140-04-401-003 only)

Application Number	Request	Action	Date
ZC-1127-98	Zone change to reclassify a portion of this site to C-2 zoning (now CG) for restaurant	Approved by BCC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Retail center; convenience store & gas station
South	Nellis Air Force Base	P-F (AE-70)	Nellis Air Force Base
East	Business Employment	H-2 (AE-70)	Apartment complex
West	Corridor Mixed-Use	H-2 & CG (AE-65 & AE-70)	Retail building & undeveloped

Related Applications

Application Number	Request
UC-25-0903	Use permit and design review for a truck staging parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Furthermore, the overall request will be compatible with the nearby zoning classifications in the area and underscore the appropriateness of IP zoning next to Nellis Air Force Base. As a result, staff can support the zone change request.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
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