

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0661-CDC LAND, LLC SERIES D:

HOLDOVER ZONE CHANGE to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action)

 RELATED INFORMATION:
APN:

176-23-401-015 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: 6665 Gary Avenue
- Site Acreage: 0.98 acre portion of 2.06 acres
- Existing Land Use: Site that is partially paved with an office building

Request

This is a zone change request to IL (Industrial Light) zoning. The site is planned Business Employment (BE) with mixed zoning. The western portion of the site is zoned RS20, and the eastern portion of the site is already zoned IL.

Applicant's Justification

The applicant states the request for IL zoning will allow for a uniform zoning category across the entirety of the site. The use of the property will be for storage of semi-trucks and trailers. This use is very similar to and compatible with adjacent and nearby uses. Additionally, part of the scope of this project is to demolish the existing bunker and office building that are currently on the site. Following the demolition, there will be no buildings on the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL	Warehouse & outside storage uses

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IL	Cannabis Cultivation facility

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-25-0662	A use permit, waiver of development standards, and design review to allow for truck parking, staging and outdoor storage 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 IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The surrounding area is within the Arden Industrial Park and most of the parcels are zoned IL and planned for BE uses based on the railroad tracks to the east. The east portion of the property is currently in zone IL. Reclassifying the RS20 portion of the property to IL will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request to IL.

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC: Enterprise - approval.

APPROVALS: 2 cards

PROTESTS: 1 card

COUNTY COMMISSION ACTION: November 5, 2025 – HELD – To 12/03/25 – per the applicant.

APPLICANT: MAXIM CAZACU

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117