

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0193-DIAMOND ROARK, LLC & GKT 4:**

**ZONE CHANGE** to reclassify 9.03 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone.

Generally located north of Roark Avenue and west of Hinson Street within the South County planning area (description on file). JJ/md/cv (For possible action)

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RELATED INFORMATION:

**APN:**

191-19-501-006; 191-19-501-009

**LAND USE PLAN:**

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4310 Roark Avenue
- Site Acreage: 9.03
- Existing Land Use: Outdoor storage

Applicant's Justification

The zone change request to Industrial Light (IL) is appropriate as several hundred acres on the west side of I-15 in between Roban Avenue to the north and over 1.5 miles south of Sloan Road are all master planned Business Employment (BE). More specifically of the several hundred acres planned Business Employment (BE), over 76 acres are zoned Industrial Light (IL), Commercial General (CG), or Industrial Park (IP). Immediately adjacent to and north of the site is the U.S. Army Reserve Center. Furthermore, the site is easily accessible to the I-15, a major transportation corridor.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-400199-09 (NZC-0654-06)*	First extension of time to reclassify a portion of the project site to an M-D zoning district - expired	Approved by BCC	September 2009

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0654-06*	Zone change for a 4.0 acre portion of the project site from an R-U to M-D with a waiver of development standards to eliminate paving and a design review for an outdoor storage yard - expired	Approved by BCC	July 2006
VS-1159-08	Vacate and abandon portions of right-of-way being Schirlls Street and Hinson Street - recorded	Approved by PC	February 2009
VC-1853-99*	Variances for a kennel, temporary structures, caretaker's residence, and waive requirements for a decorative block wall - expired	Approved by PC	April 2000
SC-1717-98	Street name change to Schirlls Street	Approved by BCC	December 1998

\*Prior Land Use for APN 191-19-501-006 only

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	RS80	United States Army Reserve Center
South, East, & West	Business Employment	RS80	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-26-0194	Use permits, waivers of development standards, and a design review for outdoor storage and truck parking is a companion item on this agenda.
VS-26-0195	A vacation and abandonment of easements 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 intent of the Industrial Light (IL) zoning district is to accommodate low and moderate-intensity industrial and manufacturing activities, and indoor/outdoor storage uses with supporting office spaces. The planned land use for these parcels and the adjacent parcels to the north, south, and east is Business Employment (BE), which allows for Industrial Light (IL) zoning. The surrounding area is transitioning towards more industrial and warehouse/distribution-oriented uses. Furthermore, there is no indication that the project will have a substantial adverse effect on public facilities and services in this area. Therefore, for these reasons, staff finds the request for the Industrial Light (IL) zoning is appropriate for this location.

**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**

- 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.

**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 regards to modifying existing plumbing fixtures.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIAMOND ROARK, LLC & GKT 4

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118