

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0626-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone.

Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-07-103-006; 161-07-103-007; 161-07-103-009; 161-07-103-012

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3743 Glen Avenue & 3739 Stratford Avenue
- Site Acreage: 2.09
- Existing Land Use: Single-family residential & undeveloped

Applicant's Justification

The applicant states that the zone change request to IL zoning is necessary to allow the site to be used for outside storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1571-06	Reclassified APN's 161-07-103-007, 161-07-103-009, & 161-07-103-012 from R-E to C-2 zoning	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	RS20 & CG	Single-family residences; off-highway vehicle, recreational vehicle, & watercraft storage facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IP	Outside storage & undeveloped
East	Business Employment	RS20	Manufactured home
West	Business Employment	RS20	Single-family residence & undeveloped

Related Applications

Application Number	Request
WS-25-0627	Waivers of development standards and a design review for outside 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 zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The area between Glen Avenue to the north, the flood control channel to the south, Interstate 11 to the east, and Dalhart Avenue to the west is planned for Business Employment (BE) uses and has been transitioning to a mixture of IP and IL zoning. The proposed IL zoning on the site continues this trend. The request complies with policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities as Interstate 11 in nearby to the east. For these reasons, staff finds the request for 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; that fire/emergency access must comply with the Fire Code as amended;

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDA PROPERTIES, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119