

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0211-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V, LLC LEASE:**

**ZONE CHANGE** to reclassify 4.06 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Badura Avenue and the east side of Pioneer Way within Spring Valley (description on file). MN/hw (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-302-009

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.06
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed zone change is conforming with the existing land use plan as the subject site is designated as Business Employment. The applicant further states that the proposed zone change is compatible with the surrounding area as there are IP zoned properties directly to the east and west with existing and developing industrial uses. In addition, the properties directly to the north and south are zoned CG but are also designated as Business Employment in the Master Plan.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0266-07	Vacated and abandoned patent easements and rights-of-way - expired	Approved by PC	April 2007
DR-1629-06	Office complex and sign package - expired	Approved by BCC	January 2007

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1852-04	Reclassified 210 acres from R-E and M-D to C-2 zoning for a future commercial development	Approved by BCC	November 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-60)	Undeveloped
South	Business Employment	CG & CG (AE-60)	Undeveloped
East	Business Employment	IP & IP (AE-60)	Office/warehouse complex
West	Business Employment	IP (AE-60)	Office/warehouse complex

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

### Related Applications

Application Number	Request
VS-24-0210	Vacation and abandonment of patent easements and rights-of-way for detached sidewalks is a companion item on this agenda.
WS-24-0212	A waiver of development standards for an office/warehouse and distribution center 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. Staff finds that the existing planned land use category for the subject site is Business Employment. The Master Plan states that the primary intended land uses for this category include warehouse flex spaces and distribution centers. In addition, the Master Plan also indicates that the uses within this land use category should be located near major transportation corridors. Staff finds that the IP zone at this location would be located near the CC 215 corridor allowing easy access to rail and air freight operations. In addition, the surrounding area is slowly shifting towards more industrial and warehouse/distribution-oriented uses. The properties surrounding the site that are undeveloped are commercial in nature, which can support the developing industrial uses and are currently owned by the Clark County Department of Aviation, which will limit residential development in the area. Finally, staff finds that the proposed zone change to the IP zone would also support Policies 5.1.3 and 5.5.1, which encourage the diversification of the economic base of the Las Vegas Valley and concentrating industrial and higher intensity uses within designated Business Employment areas. For these reasons, staff finds the request for the IP zone is appropriate for this location and thus can support this 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:****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 #0232-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT:** MAJESTIC EJM ARROYO V, LLC**CONTACT:** JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074