

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0251-MADISON LV BN, LLC:

ZONE CHANGE to reclassify 3.60 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone.

Generally located northwest of Las Vegas Boulevard North and west of Walnut Road within Sunrise Manor (description on file). WM/md/cv (For possible action)

RELATED INFORMATION:

APN:

140-07-403-008

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.60
- Existing Land Use: Vacant

Applicant's Justification

The applicant is requesting a zone change from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. The zone change request to Industrial Park (IP) is appropriate for the following reasons: 1) The site is located in the middle of a heavily developed industrial area; 2) The entire area is bounded by Pecos Road on the west, Nellis Boulevard on the east, Lake Mead Boulevard on the south, and north of Las Vegas Boulevard are all planned Business Employment (BE); 3) The site is located along Las Vegas Boulevard and near Cheyenne Avenue, both major arterial streets; 4) The subject property is easily accessible from the I-15, a major interstate transportation corridor, via Cheyenne Avenue; and 5) The project site is located within the AE-75 and APZ-2 Airport Environs Overlay which prevent residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0454-11	Use permit for retail store with grocery and alcohol sales	Approved by PC	November 2011
UC-274-90	Use permit to allow a 288 square foot off-premise advertising sign	Approved by PC	October 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75 & APZ-2)	Manufactured home park
South	Business Employment	RM18 & CG (AE-75 & APZ-2)	Multi-family residential & gas station with convenience store
East	Business Employment	CG (AE-75 & APZ-2)	Recreational vehicle sales/rental
West	Business Employment	H-2 (AE-75 & APZ-2)	Retail

Related Applications

Application Number	Request
UC-26-0252	A use permit for truck parking and staging with waivers of development standards and a design review for an office warehouse building 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 Park (IP) zoning district is to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office uses. The planned land use for the adjacent parcels to the north, east, and west, and the abutting parcels to the south is for Business Employment (BE) which allows for Industrial Park (IP) zoning. The surrounding area consists of a mixture of commercial, industrial, and residential development. The Industrial Park (IP) zoning district is the least intense industrial district, and should not have an impact on the surrounding land uses and properties. The proposed zone change complies with Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. Furthermore, the zone change complies with Policy SM-5.2 which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for Industrial Park (IP) zoning 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 that fire/emergency access must comply with the Fire Code as amended.

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 #0290-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MADISON LV BN, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD #165, LAS VEGAS, NV 89118