

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0812-WICO PROPERTIES, LLC SERIES A:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located east of Arville Street and north of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-19-701-017

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for an outdoor storage yard with a small office/warehouse. According to the applicant, the request will bring the zoning district into compliance with the current Master Plan land use category of Business Employment. Furthermore, the project will be compatible with the surrounding area and the Nevada National Guard facility located directly to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	RS20 (AE-60)	Undeveloped
West	Public Use	PF (AE-60)	National Guard armory site

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

Related Applications

Application Number	Request
UC-25-0814	A use permit, waiver of development standards, and design review for an outdoor storage yard with an office and caretaker unit is a companion item on this agenda.
VS-25-0813	A vacation and abandonment of patent 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 request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the proposed Business Employment (BE) land use category on the site. The surrounding area is slowly shifting towards more industrial and warehouse oriented uses based on the Airport Environs and the Nevada Nation Guard armory site. Reclassifying the RS20 zoning on the property to IP will provide uniform zoning in the general area. For these reasons, staff can support the zone change request to IP.

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 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; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WICO PROPERTIES LLC, SERIES A

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014