

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0380-FG INDEPENDENT HAULING, INC.:**

**ZONE CHANGE** to reclassify 0.75 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay.

Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area (description on file). MK/gc (For possible action)

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RELATED INFORMATION:

**APN:**

123-34-310-014; 123-34-310-015; 123-34-310-018

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.75
- Existing Land Use: Unpermitted outdoor storage

Applicant's Justification

The applicant states that IL zoning is appropriate for the site since there are other IL zoned properties in the area. Additionally, the applicant states that IL zoning will allow the site to come into compliance with Title 30 and air quality regulations.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Business Employment	RS80 (AE-75)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0381	Waivers of development standards and a design review for an outdoor storage facility 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 site is surrounded by industrial uses in the general area including outdoor storage, warehouse, and distribution center uses. A number of these properties are also zoned IL. 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. 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:****APPROVALS:****PROTESTS:**

**APPLICANT:** FAUSTINO GUERRA

**CONTACT:** JOSE CARRILLO, 3195 BROCKINGTON DRIVE, LAS VEGAS, NV 89120