

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-16-103-002 ptn

LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5325 E. Cheyenne Avenue
- Site Acreage: 1.64 (portion of)
- Existing Land Use: Outdoor Storage

Applicant’s Justification

The applicant states that a small portion on the northwest corner of the parcel is zoned RS20, and therefore, the request for IP zoning is to allow for uniform zoning across the entire site. The property is surrounded by existing industrial zoning.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Nellis Air Force Base	PF (APZ-1 & AE-80)	Nellis Air Force Base
South	Business Employment	IL (APZ-1 & AE-80)	Outdoor storage
East	Business Employment	IL (APZ-1 & AE-80)	Warehouse building & outdoor storage
West	Business Employment	RS20 & IP (APZ-1 & AE-80)	Single-family residence & outdoor storage

Related Applications

Application Number	Request
UC-26-0131	A use permit, waivers of development standards, and a design review for an outdoor storage yard 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 zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent properties to the east and south are zoned IL. Although the adjacent property to the west is zoned IP and RS20 with a single-family residence on the RS20 portion, the overall parcel is being used for industrial purposes. Nellis Air Force Base is located to the north, and the proposed IP zoning is much more compatible with operations at Nellis than the existing RS20 zoning. The majority of the subject parcel is already zoned IP, and therefore, the proposed IP zoning will allow for a uniform zoning district throughout the site. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IP 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KETTY FERNANDEZ

CONTACT: KETTY FERNANDEZ, 2071 E. CAMERO AVENUE, LAS VEGAS, NV 89123