

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0653-GOLDSTRIKE GRID, LLC:

HOLDOVER ZONE CHANGE to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action)

RELATED INFORMATION:**APN:**

176-12-501-007; 176-12-501-027

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.03
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the neighborhood and general area of the subject site is in a state of transition from residential to non-residential uses. The subject site and immediately adjacent properties on the west side of Decatur Boulevard are designated for Business Employment and Public Use in the Master Plan. Rezoning the site from a residential use to a non-residential use is compatible with the goals and objectives of the Master Plan for this neighborhood. Reclassifying the site to an IP zone is in conformance with the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Overhead power line through a portion of the site	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & CG	Retail center, convenience store with gasoline sales, & undeveloped
South	Business Employment	RS20 & IP	Food processing facility (bakery) & undeveloped
East	Neighborhood Commercial	RS20	Single-family residential
West	Business Employment	RS20 & IL	Flood control detention basin

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

Related Applications

Application Number	Request
UC-24-0655	A use permit with waivers and design reviews for public utility structures (battery energy storage system) is a companion item on this agenda.
VS-24-0654	A vacation and abandonment of 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. This site and the adjacent properties are planned for Business Employment uses in the Master Plan. Two of the adjacent properties are developed, 1 with a retail center with a convenience store zoned CG and the other with a food processing facility (bakery) zoned IP. To the east across Decatur Boulevard are existing single-family homes in an RS20 zoning district. Reclassifying the site to an IP zone is in conformance with the Master Plan and IP zoning would allow for land uses that are consistent and compatible with the existing and planned land uses on the properties abutting this site. Reclassifying the site to an IP zone will allow for development of commercial and light industrial uses, which supports Goal 5.1 of the Master Plan to encourage diversification of the economic base to enhance resilience. For these reasons, staff finds the request for the IP zone is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 03/05/25 – per the applicant.

APPLICANT: GOLDSTRIKE GRID, LLC

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