

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0753-DIAMOND FORD, LLC:

ZONE CHANGE to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-13-401-002 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6005 Ford Avenue
- Site Acreage: 1.27 (portion)
- Existing Land Use: Union Pacific Railroad

Applicant's Justification

The applicant states that the western portion of the parcel is already zoned IL (Industrial Light) and that rezoning the entire parcel to IL (Industrial Light) will allow the applicant to process a tentative map for the entire parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0245	Waiver of development standard and design review for office/warehouse building	Approved by BCC	June 2022
VS-22-0246	Vacation and abandonment of patent easements	Approved by BCC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & RS20	Undeveloped & UPRR

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL, IP, & RS20	Manufacturing, UPRR, & undeveloped
East	Business Employment	IP & RS20	Mini-warehouse facility & RV storage
West	Business Employment	IL	Office/warehouse

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

Related Applications

Application Number	Request
TM-25-500161	A tentative map for a 1 lot industrial subdivision for the entire parcel 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 adjacent properties to the north, south, east, and west are zoned industrial and/or being used for industrial purposes. Furthermore, the western portion of the subject parcel is already zoned IL, and therefore, the proposed IL zoning will allow for a uniform zoning district throughout the site. Additionally, the Union Pacific Railroad is located on the site. Therefore, the request complies with Policy 5.5.1 of the Master Plan which encourages the development of industrial and employment uses in areas that are proximate to major 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND FORD, LLC

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