

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0196-DESERT PALMS INC:**

**ZONE CHANGE** to reclassify a 2.66 acre portion of 32.0 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of US Highway 95 and north of State Route 163 within South County (description on file). MN/rk (For possible action)

RELATED INFORMATION:

**APN:**

260-32-702-001 ptn

**LAND USE PLAN:**

SOUTH COUNTY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.66 acre portion of a 32.0 total acre site
- Existing Land Use: Undeveloped

Applicant's Justification

According to the applicant this parcel is currently being subdivided into 2 parcels. The rezone is for the 2.66 acre parcel, known as Parcel 1. The applicant is proposing a zone boundary amendment to Commercial General (CG). The H-2 zoning on this site is no longer a zoning category in Title 30 and is being phased out. Furthermore, the property is situated in an area where nearby zoning classifications support the change.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0643-07	Nonconforming zone change from R-U & H-2 to R-1, R-3, R-V-P, C-1, and C-2 zone for a residential and commercial development - expired	Held by PC	September 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Open Lands	H-2 & RS80	Undeveloped
East	Open Lands	RS80	Undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

### Related Applications

Application Number	Request
PA-26-700016	A plan amendment from Open Lands (OL) to Corridor Mixed-Use (CM) on 2.66 acre portion of 32.0 acres is a companion item on this agenda.
UC-26-0197	A use permit, waivers of development standards, and design review for a communication utility building 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. Staff finds this area is vastly surrounded by undeveloped RS80 and H-2 zoning and rezoning the 2.66 acre portion of the subject parcel to CG should not be detrimental to the area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district is encouraged by the County. Additionally, the site is located along US 95 and therefore, the proposed rezone will adhere to Policy 5.5.1 of the Master Plan which encourages designating and supporting 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 the CG zoning district is appropriate for this location.

#### Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

#### PLANNING COMMISSION ACTION: May 19, 2026 – APPROVED – Vote: Unanimous Fire Prevention Bureau

- No comment.

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

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS: 7 cards**

**PROTESTS: 1 letter**

**APPLICANT: MIDDLE MILE INFRASTRUCTURE, LLC**

**CONTACT: LTS MANAGED TECHNICAL SERVICES, LLC, 14400 THE LAKES  
BOULEVARD, BUILDING C, SUITE 100, PFLUGERVILLE, TX 78660**