

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0726-LAS VEGAS PAVING CORP:

ZONE CHANGE to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-23-601-018 ptn

PROPOSED LAND USE PLAN:

ENTERPRISE – INDUSTRIAL EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: 6246 Serene Avenue
- Site Acreage: 6.33 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the site was previously owned by the Bureau of Land Management (BLM) but was sold to the Las Vegas Paving Corporation in 2020, which operates the sand and gravel/concrete batch plant facility to the south. The applicant intends to develop the site in conjunction with the adjacent parcel to the northeast which is already zoned IL. The proposed IL zoning is appropriate as the surrounding properties are all zoned IL with the exception of the property to the south which is zoned RS80 but is operating as a gravel pit and batch plant.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL, H-2, & RS20	Outdoor storage & Union Pacific Railroad
South	Business Employment	RS80	Gravel pit & batch plant
East	Industrial Employment & Business Employment	IL	Truck repair shop, convenience store with gas pumps, & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL	Outdoor storage & Union Pacific Railroad

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

Related Applications

Application Number	Request
PA-25-700044	A plan amendment from Open Lands (OL) to Industrial Employment (IE) is a companion item on this agenda.
WS-25-0727	Waivers of development standards and a design review for an office/warehouse complex which includes the adjacent parcel to the northeast APN 176-23-601-013 is a companion item on this agenda.
VS-25-0728	A vacation and abandonment of a portion of right-of-way and a right-of-way grant 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 compatible with the surrounding area. The adjacent properties to the north, east, and west are currently zoned IL. The adjacent property to the south, although zoned RS80, is being used as a gravel pit and batch plant. Furthermore, the northwest 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 site is located adjacent to the Union Pacific Railroad and is contiguous with the Arden area, which has historically been an industrial area within Enterprise. 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; and Policy EN-5.1 which promotes the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. For these reasons, staff finds the request for IL zoning 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: December 2, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Gibson, Kirk, Stone Nay: Roitman

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 4 cards

APPLICANT: HD OLETA, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135