

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:

HOLDOVER ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

RELATED INFORMATION:**APN:**

163-36-501-004; 163-36-501-013

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.61
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for a warehouse with office space. According to the applicant, there are many existing light industrial zoning districts and corresponding uses to the east of the site. The proposed use is a low-intensity industry use that will be adequately buffered from the existing residential to the west while remaining compatible with the existing uses that front onto Edmond Street.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1568-96	Use permit for power transmission line	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS2 & IP (AE-60)	Compact single family residential development & flood channel
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Warehouse & distribution facility
West	Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Undeveloped & single family residential development

Related Applications

Application Number	Request
PA-25-700049	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
WS-25-0769	A waiver of development standards and design review for a warehouse and distribution development is a companion item on this agenda.
VS-25-0768	A vacation and abandonment of patent easements and portions of right-of-way 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 request for IP zoning is too intense for, and not compatible with, the areas on the west side of Edmond Street. The IP zone allows for various light manufacturing uses, including vehicle maintenance, distribution centers, warehouse/flex space, technology, and light industry. The site is also adjacent to an existing Ranch Estate Neighborhood to the west and there are currently no industrial zoned or planned uses on the west side of Edmond Street, between Russell Road and Patrick Lane. This project would extend higher intensity uses next to an established NPO-RNP. As a result, Edmond Street should act as a border between the industrial uses to the east and the NPO-RNP farther to the west. Therefore, for these reasons, staff finds the request for IP zoning not 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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **February 4, 2026** at 9:00 a.m., unless otherwise announced.

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

If approved:

- 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. The Determination of No Hazard must not be expired.
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS: 2 letters

PROTESTS: 7 cards, 1 letter

PLANNING COMMISSION ACTION: December 16, 2025 – HELD – To 01/06/26 – per the applicant.

APPLICANT: MARK MULHALL

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