

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0873-ATLAS CRANE, INC.:**

**ZONE CHANGE** to reclassify 2.49 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor (description on file). MK/gc (For possible action)

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RELATED INFORMATION:

**APN:**

140-16-101-005

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3120 N. Nellis Boulevard
- Site Acreage: 2.49
- Existing Land Use: Single-family residential

Applicant's Justification

The applicant states that the proposed zone change to IL (Industrial Light) will allow for the subject parcel to match the IL (Industrial Light) zoning on the adjacent parcel to the north that the property owner also owns. The property owner intends to develop both parcels into one overall outdoor storage facility. Furthermore, there are other IL (Industrial Light) zoned properties to the east, south, and west.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
West	Business Employment	CG & IL (AE-80 & APZ-1)	Vehicle sales & outdoor storage

## Related Applications

Application Number	Request
WS-25-0874	Waivers of development standards and a design review for an outdoor storage facility that includes the adjacent parcel to the north 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 (Industrial Light) zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. Adjacent and abutting properties to the north, south, east, and west are zoned IL (Industrial Light). Although there is an abutting CG (Commercial General) zoned parcel to the west, it appears it is currently being used for industrial purposes. Furthermore, the adjacent parcel to the north is owned by the same property owner as the subject site and is already zoned IL (Industrial Light). Both parcels are intended to be developed as one project. Therefore, the proposed IL (Industrial Light) zoning on the subject site will allow for a uniform zoning district throughout the overall property. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base and the Airport Environs Overlay District. For these reasons, staff finds the request for IL (Industrial Light) 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.

### PRELIMINARY STAFF CONDITIONS:

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

#### 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 0355-

2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ATLAS CRANE, INC.

**CONTACT:** P. JAMES KLENK, ARCHITECT, LLC, 4629 VICTORIA BEACH WAY, LAS VEGAS, NV 89130