

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0309-4400 NLVB, LLC:

ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone.

Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-04-302-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Las Vegas Boulevard North
- Site Acreage: 0.52
- Existing Land Use: Vehicle maintenance and repair

Applicant's Justification

The applicant is requesting a zone change to an IP (Industrial Park) Zone. There is a related land use request for a proposed vehicle maintenance services facility. According to the applicant, the site has been operating as a commercial use for some time now and the request for IP zoning would be consistent with the past uses on the property. Furthermore, the zone change from H-2 to IP will bring the zoning district into compliance with the current Title 30 code and is consistent with the underlying planned land use of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Reclassified 34,200 acres, including this site, for the Nellis Air Force Base - Airport Environs Overlay District by adding sub-district designations to their existing zoning	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Nellis Air Force Base	P-F (AE-70)	Nellis Air Force Base
South & East	Business Employment	H-2 (AE-70)	Undeveloped
West	Corridor Mixed-Use	H-2 (AE-70)	Convenience store & gas station

Related Applications

Application Number	Request
WS-25-0287	A proposed vehicle maintenance facility with a waiver and design review 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 IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. 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, which is in conformance with the Master Plan, is encouraged by the County. Furthermore, the requested zoning will be compatible with the nearby zoning classifications in the area and underscore the appropriateness of IP zoning next to Nellis Air Force Base.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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: GRAND PRIX LUBE, LLC

CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014