

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0187-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (LEASE):**

**ZONE CHANGE** to reclassify 13.54 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone.

Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley (description on file). MN/bb (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-703-005

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 13.54
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting to reclassify 13.54 acres from commercial to industrial park zoning. The proposed zone change is conforming to the planned land use of business employment. A warehouse distribution center is proposed to be constructed on the property. The property is surrounded by commercial or industrial land uses.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0218-06	Comprehensive sign plan in conjunction with an industrial complex	Approved by BCC	April 2006
ZC-0888-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	July 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	CG	Shopping center
South & West	Business Employment	CG & IP	Warehouses & commercial retail

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

### Related Applications

Application Number	Request
WS-24-0194	Waiver of development standards for alternative driveway geometrics with a design review for an office/warehouse complex is a companion item on this agenda.
VS-24-0189	A request to vacate and abandon easements of interest to Clark County is a companion on this agenda.
TM-24-500046	Tentative map for a one lot industrial subdivision 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 that the area surrounding this property is planned for Business Employment. In addition, staff also finds that there are IP zoned industrial properties to the southwest and across Arby Avenue to the south. The surrounding areas have a significant mix of commercial retail, shopping center, warehouses, and large-scale industrial development. The use of the property for industrial uses at this location is compatible with the surrounding area due to its location along heavily traveled roads and the proximity of the site to I-215. Additionally, staff finds that this action would comply with Policy 1.3 of the Master Plan, which encourages development in the transitioning areas of Spring Valley and the development of a diversifying economic base for the Las Vegas Valley, which include warehouse and manufacturing uses. For these reasons, staff finds the request for the IP (Industrial Park) Zone 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**

- No comment.

**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 #0231-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAJESTIC EJM ARROYO III, LLC

**CONTACT:** JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074