

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0354-TANDELA, JULINDA:

ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of McLeod Drive and south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action)

RELATED INFORMATION:

APN:

162-36-601-013

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.76
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. The applicant indicates the Planned Land Use category for this site is Neighborhood Commercial further affirming its suitability for commercial development. Furthermore, with all the existing development in the area and proximity to the airport, no one is interested in purchasing the subject property to build a home. However, there are many potential buyers who would like to use this land for their personal commercial needs.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped & single-family residence
East	Public Use	P-F (AE-60)	Del Sol High school
West	Business Employment	IP (AE-60)	Office/warehouse complex

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 CG (Commercial General) zoning is appropriate with the surrounding area based on the air environs from the Department of Aviation further to the west. The request to CG zoning conforms to the Winchester/Paradise Land Use Plan and complies with the goals and policies of the Master Plan. Staff does not anticipate any adverse impacts with this proposal and as a result, staff can support the CG zoning request.

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:**Public Works - Development Review**

- Right-of-way dedication to include 10 feet for McLeod Drive.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JULINDA TANDELA

CONTACT: JULINDA TANDELA, 10205 RANCHO DESTINO ROAD, LAS VEGAS, NV 89183