

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0262-MADISON MOHAWK, LLC:

HOLDOVER AMENDED ZONE CHANGES for the following: **1)** reclassify 2.28 acres (previously notified as 2.45) from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:**APN:**

163-36-801-002

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.45
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for IP zoning is appropriate since the properties to the north are planned Business Employment (BE), industrial uses are more suitable for the site than residential uses given the Airport Environs (AE-65) Overlay, and immediately west of the site is a Clark County owned property planned for Public Use (PU). Generally, there is a trend of properties in the area transitioning to non-residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1111-08	Established the RNP-I overlay in Spring Valley	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (NPO-RNP & AE-65)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-65)	Undeveloped
East	Neighborhood Commercial	RS20 (AE-65)	Undeveloped
West	Public Use	RS20 (NPO-RNP & AE-65)	Undeveloped

Related Applications

Application Number	Request
PA-25-700021	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.
WS-25-0263	A waiver of development standards and design review for a warehouse building is a companion item on this agenda.
VS-25-0261	A vacation and abandonment for government patent easements and a portion of right-of-way being Post Road 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 site is no longer a viable Neighborhood Protection (RNP) Overlay area. The area east of Lindell Road has been transitioning to industrial uses. The request for IP zoning will not adversely impact the surrounding area. Although the adjacent properties to the north are developed with single-family residences and zoned RS20 (NPO-RNP), those property owners requested a plan amendment to Business Employment (BE) which was approved in March 2024 per PA-23-700052. The properties to the south, east, and west are currently undeveloped. The adjacent property to the west is owned by the Department of Aviation and is located within an Airport Environs Overlay, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for IP zoning is 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.

The property lies within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 16, 2025** 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

- 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.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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.

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 #0360-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS: 5 cards

PLANNING COMMISSION ACTION: May 20, 2025 – HELD – To 06/17/25 – per the applicant.

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118