

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0260-NV NAP 6, LLC:

ZONE CHANGE to reclassify 1.94 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone.

Generally located east of Edmond Street and north of Warm Springs Road within Enterprise (description on file). MN/md (For possible action)

RELATED INFORMATION:

APN:

176-01-801-021

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.94
- Existing Land Use: Outdoor storage with office trailer

Applicant's Justification

The applicant is requesting a zone change from an IL (Industrial Light) Zone to an Industrial Park (IP) Zone. The requested zoning district conforms to the land use category of Business Employment (BE). The adjacent parcel to the east is zoned IP (Industrial Park), in addition to the abutting parcels to the south and west that are also zoned IP.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400041 (UC-0341-17)	Second extension of time of a use permit for a temporary construction storage site	Approved by PC	June 2023
ET-20-400027 (UC-0341-17)	First extension of time of a use permit for a temporary construction storage site	Approved by PC	July 2020
UC-0341-17	Use Permit for a temporary construction storage site	Approved by PC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP	Undeveloped
South	Public Use	IL	Public utility structures
West	Business Employment	IP	Warehouse

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

Related Applications

Application Number	Request
WS-26-0261	Waivers of development standards and a design review for a warehouse building is a companion item on this agenda.
VS-26-0262	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-26-500067	A tentative map for a 1 lot commercial 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. The intent of the Industrial Park (IP) zoning district is to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office uses. The planned land use for the adjacent parcels to the north, east, and west is for Business Employment (BE) which allows for Industrial Park (IP) zoning. The surrounding area consists warehouse buildings and public utility structures. The Industrial Park (IP) zoning district is the least intense industrial district and should not have an impact on the surrounding land uses and properties. Furthermore, the project site is adjacent to an arterial street being Warm Springs Road. For these reasons, staff finds the request for Industrial Park (IP) zoning 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.

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:

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. The Determination of No Hazard must not be expired.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- 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 #0157-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NV NAP 6, LLC

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