

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0523-FG INDEPENDENT HAULING, INC.:

ZONE CHANGE to reclassify 0.50 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage District) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay.

Generally located south of Washburn Road and west of Mount Hood Street within the Sunrise Manor Planning Area (description on file). MK/jgh (For possible action)

RELATED INFORMATION:

APN:

123-34-310-029; 123-34-310-033

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2 parcels (0.25 each)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change to IL (Industrial Light) for a future business that includes outdoor storage and a parking lot. The applicant states there are similar outdoor storage sites and warehouses in the area. The proposed business will be compatible with what already exists, and the applicant plans on providing a chain-link fence with a mesh to screen visibility from the public.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-1814-03 | Reclassified 34,200 acres in the Nellis Air Force Base Airport Environs Overlay District by adding the appropriate sub-district designation (AE-65, AE-70, AE-75, & AE-80) to their existing zoning | Approved by BCC | December 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|----------------------------------|----------------------------------|--------------------------|
| North & West | Business Employment | RS80 (AE-75 & AE-80) | Undeveloped |
| South & East | Business Employment | RS80 & H-2 (AE-75 & AE-80) | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| WS-25-0524 | Waivers of development standards and a design review for an outdoor storage yard 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. There are existing IL zoned developments in the area that offer similar functions that the applicant is requesting, such as warehousing and outside storage. The proposed development complies with Goal SM-1 of the Master Plan, which encourages reinvestment in established areas of Sunrise Manor. The project also complies with Policy SM-2.4 of the Master Plan, which encourages the development and growth of businesses while maintaining compatibility with surrounding neighborhoods. For these reasons, staff finds the request for the Industrial Light zone 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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FAUSTINO GUERRA

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