

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:

ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay.

Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor (description on file). MK/jgh (For possible action)

RELATED INFORMATION:

APN:

140-17-801-003; 140-17-801-005; 140-17-801-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4700 E. Carey Avenue & 2530 Marion Drive
- Site Acreage: 6.26
- Existing Land Use: Undeveloped

Applicant's Justification

The current owner is a utility contracting company that utilizes the 3 parcels for various existing functions including the following: office building, vehicle wash bay, fuel island, and outdoor storage. The proposed zone change would facilitate the intended use of the property for outdoor storage surrounded by a 9 foot screened security fence.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-199-91	Design review for an office/warehouse building	Approved by PC	December 1991
VC-783-91	Variance to waive paved driveway and permit the installation of a 6 foot high chain-link fence at the front property line	Approved by PC	December 1991
ZC-98-81	Reclassified APNs 140-17-801-005 and 140-17-801-007 to an IP zoning district	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70 & APZ-2)	Contractor's office
South	Business Employment	IP (AE-65 & APZ-2)	Undeveloped
East	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Warehouse buildings & outdoor storage
West	Business Employment	RS5.2 (AE-65, AE-70, & APZ-2)	Manufactured home park

Related Applications

Application Number	Request
UC-25-0739	A use permit for truck parking and outdoor storage with waivers of development standards and design reviews is a companion item on this agenda.
VS-25-0738	A vacation and abandonment of right-of-way 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 the proposed conforming zone boundary amendment falls within the range of the existing industrial uses which are aligned with the Master Plan. In addition, this area of Sunrise Manor has a plethora of industrial uses ranging from large scale industrial parks which can be seen east of the site and to light industrial uses which are present to the north, and east of the site. Staff does not anticipate there to be any impact on the residential development west of the site. Lastly, the request complies with Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near residents of Sunrise Manor. For these reasons, staff finds the request for the Industrial Light Zone is an appropriate request 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 to show fire hydrant locations on-site and within 750 feet.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0216-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: ANDREW HANSEN

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