

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0855-ISABELLE INVESTMENTS, LLC:

ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

162-18-110-030 through 162-18-110-034

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3412 Decatur Boulevard & 3411 & 3447 Frontier Street
- Site Acreage: 1.99
- Existing Land Use: Outside storage, vacant land, and single-family homes

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) Zone. Two of the subject parcels for this development already has CG zoning. The remaining parcels will be reclassified from RS20 to CG zoning. According to the applicant, the properties to the west across Decatur Boulevard are zoned CG and are developed with mix of different commercial uses. To the south of this site are additional CG zoned properties. This proposed development will attract new businesses to the area, which in return will create employment opportunities for the community.

Prior Land Use Requests (APN 162-18-110-028 and 162-18-110-029 only)

Application Number	Request	Action	Date
UC-0895-03	Outside storage in conjunction with an equipment rental business - expired	Approved by PC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Place of worship & single-family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Retail center & single-family residence
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Neighborhood Commercial & Corridor Mixed-Use	CG	Retail, mini-warehouse, & vehicle sales and repair

Related Applications

Application Number	Request
PA-25-700054	A plan amendment from Urban Neighborhood, Compact Neighborhood, and Mid-Intensity Suburban Neighborhood to Corridor Mixed-Use is a companion item on this agenda.
WS-25-0857	Waivers of development standards and a design review for a shopping center is a companion item on this agenda.
VS-25-0856	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. The request for CG zoning is compatible with the surrounding area. The adjacent developments to the south and west have similar commercial uses and are zoned CG. The site is no longer ideal for low density residential as the trend in the area is for more intense commercial and higher density residential. The site is also located on a collector street (Decatur Boulevard) and should be able to accommodate the uses allowed in the CG zone. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG 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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 4, 2026 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. 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KAYLEE BCHO

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