

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0248-USA & COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify a 3.32 acre portion of a 55.93 acre site from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a PF (Public Facility) Zone.

Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment) within Sloan (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

191-30-501-004 ptn; 191-30-601-001 ptn

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - ENTERTAINMENT MIXED-USE

SOUTH COUNTY (SLOAN) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 15000 Las Vegas Boulevard South
- Site Acreage: 3.32 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

This is a request for PF zoning for approximately the northern 120 feet of both parcels for an access road and approximately the southern 390 feet of APN 191-30-501-004. The zone change is necessary for a proposed zone reservoir facility for the Las Vegas Valley Water District that straddles the City of Henderson and unincorporated Clark County jurisdictional boundary line. The applicant states that PF zoning is appropriate since the zone change will support the installation of critical public water infrastructure.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1726-00	Waiver of development standards for architectural standards for a modular office building on the southern portion of APN 191-30-601-001	Approved by PC	December 2000
VC-0087-98	Variance to allow a modular office building on the southern portion of APN 191-30-601-001	Approved by PC	February 1998

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1146-95	Use permit for a go-kart facility on the southern portion of APN 191-30-601-001 - expired	Approved by PC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Open Lands	CG	Recreational facility (Speed Vegas)
South	Entertainment Mixed-Use & City of Henderson	M-D	Distribution center & undeveloped
East	City of Henderson	PS	Undeveloped
West	Entertainment Mixed-Use; Open Lands; & Business Employment	RS80, H-2, & IP	Batch plant, I-15, & undeveloped

Related Applications

Application Number	Request
UC-25-0249	A use permit and design review for a public utility structure 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 PF zoning is compatible with the surrounding area. The adjacent parcel to the east is zoned PS (Public and Semipublic) within the City of Henderson, which is the zoning equivalent of PF zoning for unincorporated Clark County. With the proposed facility being a public facility operated by the Las Vegas Valley Water District, the request meets the purpose of PF zoning as stated in Title 30, which states “The PF district is established to accommodate government facilities, structures, and uses, and related buildings, structures, and accessory uses”. The request complies with Goal 3.3 of the Master Plan which promotes maintaining and protecting the quality, supply, and reliability of Clark County’s water resources for current and future residents. For these reasons, staff finds the request for PF zoning is 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS VALLEY WATER DISTRICT

CONTACT: ABBY SHIELDS, LAS VEGAS VALLEY WATER DISTRICT, 100 N. CITY PARKWAY #700, LAS VEGAS, NV 89106