

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0698-SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify 3.44 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone.

Generally located east of Arville Street (alignment) and south of Sloan Road (alignment) within the South County planning area (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

191-30-501-001

LAND USE PLAN:

SOUTH COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.44
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed zone change to IL is harmonious and compatible with existing and planned development in the surrounding area. Furthermore, the applicant states that the request will result in a logical and orderly development pattern and will not significantly impact the natural environment.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0189	Reclassified the site from R-U & H-2 zoning to M-D zoning (design review portion of the application for an office/warehouse complex - expired)	Approved by BCC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	RS80 & H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Entertainment Mixed-Use, Public Use, & Open Lands	RS80, H-2, & PF	Interstate 15, batch plant, vacant go-kart racing facility, & undeveloped

Related Applications

Application Number	Request
WS-25-0699	Waivers of development standards and a design review for an office/warehouse complex 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 requested zone change will have no significant impact on the surrounding area. The planned land use category for this parcel and those immediately adjacent is Business Employment (BE), which allows for IL zoning. The surrounding area is slowly shifting towards more industrial and warehouse/distribution-oriented uses. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. Interstate 15 is located immediately to the east. For these reasons, staff finds the request for IL 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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection 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 #0192-

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

TAB/CAC:

APPROVALS: 1 card

PROTESTS:

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – To 12/03/25 – per the applicant.

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118