

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0282-DUTTS REAL ESTATE HOLDING, LLC:

ZONE CHANGE to reclassify 0.88 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone.

Generally located south of Judson Avenue, west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-610-016

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5061 Judson Avenue
- Site Acreage: 0.88
- Existing Land Use: Towing storage yard

Applicant's Justification

This request is a zone boundary amendment to Industrial Light (IL) zoning with no plans submitted. According to the applicant, no physical changes to the site are proposed in connection with this request. The zone change will simply align the zoning designation with the current Master Plan designation of Business Employment and establish uniform zoning with the adjacent parcels to the east and west.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-083-92	Zone change from R-E to C-1 zoning (now CG)	Approved by BCC	June 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	IL (APZ-2 & AE-65)	Mini-warehouse facility with outside storage & warehouse with storage yard
South	Neighborhood Commercial	RS20 (AE-65)	Outside storage
East	Public Use	IL (AE-65)	Towing storage yard
West	Business Employment	IL (AE-65)	Warehouse with outside storage

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 IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the north, east, and west are currently zoned IL, and the general area is planned for Business Employment uses based on the air environs from Nellis Air Force Base. As a result, staff can support the zone change request to IL.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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:**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DUTTS REAL ESTATE HOLDING, LLC
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