

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0198-MBM FAMILY TRUST & MAILE MARVIN M. & JANICE A. TRS:

ZONE CHANGE to reclassify 2.52 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone.

Generally located north of Huckleberry Lane and east of Arville Street within the South County planning area (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:

191-19-601-005

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4350 Huckleberry Lane
- Site Acreage: 2.52
- Existing Land Use: Single-family residence with outdoor storage

Applicant's Justification

The area is planned for Business Employment (BE) to the north, south, east, and west of the subject property. Some properties to east and south are currently zoned as Industrial Light (IL). In addition, the entire Sloan Road corridor south of the site is planned with several parcels already zoned as Industrial Light (IL).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1027-01	Waiver of development standards for overhead power transmission lines	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	RS80	Undeveloped

Related Applications

Application Number	Request
WS-26-0199	A waiver of development standards and a design review for outdoor storage with an accessory office use is a companion item on this agenda.
VS-26-0200	A vacation and abandonment of easements 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 intent of the Industrial Light (IL) zoning district is to accommodate low and moderate-intensity industrial and manufacturing activities, and indoor/outdoor storage uses with supporting office spaces. The planned land use for this parcel and the adjacent parcels to the north, south, west and east is Business Employment (BE), which allows for Industrial Light (IL) zoning. The surrounding area is transitioning towards more industrial and warehouse/distribution-oriented uses. Furthermore, there is no indication that the project will have a substantial adverse effect on public facilities and services in this area. Therefore, for these reasons, staff finds the request for the Industrial Light (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 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MBM FAMILY TRUST, TRUSTEE

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS,
NV 89119