

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0684-EMA HOLDINGS, LLC SERIES C:

HOLDOVER ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-08-501-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.04
- Existing Land Use: Unpermitted outdoor storage

Applicant's Justification

The applicant states that H-2 zoning was eliminated with the Title 30 update in January 2024, and that the requested IL zoning will match the zoning on the adjacent parcel to the east which is also where the subject site gets its access from Las Vegas Boulevard North. Additionally, due to the site's proximity to Nellis Air Force Base, industrial zoning is more suitable for the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 (AE-65)	Single-family residential
South	Business Employment	RS5.2 (AE-65 & AE-70)	Manufactured home park
East	Business Employment	IL (AE-65)	Outdoor storage
West	Business Employment	IP & CG (AE-65)	Warehouse, outdoor storage, and undeveloped

Related Applications

Application Number	Request
UC-25-0685	A use permit, waivers of development standards, and a design review for an outdoor storage yard for the subject parcel and the adjacent parcel to the east 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 compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for IL zoning is compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The proposed IL zoning will unify the overall project which includes the subject site and the adjacent IL zoned parcel to the east under one zoning district. The adjacent and abutting properties to the east, west, and south are all planned for Business Employment (BE) uses, which allows for IL zoning. The request complies with Policy SM-5.2 which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base and the Airport Environs Overlay district. 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:**PROTESTS:** 2 cards, 1 letter

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

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052