

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0070-DIAMOND EDMOND, LLC:**

**ZONE CHANGE** to reclassify 4.12 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone.

Generally located west of Edmond Street and north of Oquendo Road within Spring Valley (description on file). MN/md (For possible action)

RELATED INFORMATION:

**APN:**

163-36-502-003; 163-36-502-006

**LAND USE PLAN:**

SPRING VALLEY – BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5875 Edmond Street
- Site Acreage: 4.12
- Existing Land Use: Undeveloped

Applicant’s Justification

The zone change request to Industrial Park (IP) is appropriate and consistent with the overall trends in the area. An Industrial Park (IP) zoned district is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting office uses. Immediately to the east, across Edmond Street, are hundreds of acres planned and developed for warehousing uses with Industrial Park (IP) zoning. The Industrial Park (IP) zoning district is also appropriate as the site is near the I-215/Decatur Boulevard interchange.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-500174-06*	Tentative map for 1 lot commercial subdivision - expired	Approved by PC	May 2006
ZC-1393-05*	Zone change from R-E to C-P for an office complex	Approved by BCC	October 2005
UC-1568-96	Use permit for overhead power transmission lines	Approved by BCC	November 1996

\*Prior Land Use for APN 163-36-502-006 only

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Neighborhood Commercial	CP (AE-60)	Office complex
East	Business Employment	IP (AE-60)	Office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped

### Related Applications

Application Number	Request
PA-26-700005	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
VS-26-0071	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-26-0072	A waiver of development standards and design review for an office/warehouse building 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 request for an Industrial Park (IP) zoning district too intense for, and not compatible with, the areas on the west side of Edmond Street. The Industrial Park (IP) zone allows for various light manufacturing uses, including vehicle maintenance, distribution centers, warehouse/flex space, technology, and light industry. Staff is aware the 4.61 acre site, immediately to the north of the subject property across Quail Avenue, was reclassified to an Industrial Park (IP) zoning district in February 2026 via ZC-25-0767. However, that site is located adjacent to Russell Road which is designated as an arterial street. The project site associated with this request is immediately adjacent to 3 local streets, being Quail Avenue, Oquendo Road, and Edmond Street. The site is also adjacent to an existing Ranch Estate Neighborhood to the west. The Industrial Park (IP) would permit higher intensity uses to further encroach upon an established NPO-RNP. Edmond Street should function as a border between the industrial uses to the east and the NPO-RNP farther to the west. Therefore, for these reasons, staff finds the request for Industrial Park (IP) zoning not appropriate for this location.

#### Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **Staff Recommendation**

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

### **PLANNING COMMISSION ACTION: May 19, 2026 – APPROVED – Vote: Unanimous Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### **Fire Prevention Bureau**

- No comment.

### **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 #0508-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - denial.

**APPROVALS:** 1 card

**PROTESTS:** 6 cards, 1 letter

**APPLICANT:** DIAMOND EDMOND, LLC

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