

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0615-SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify a portion of 17.31 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone.

Generally located northwest of Interstate 15 and approximately 3,620 feet southwest of Sloan Road within the South County planning area (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

191-30-201-004

LAND USE PLAN:

SOUTH COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: 15001 S. Las Vegas Boulevard
- Site Acreage: 17.31
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to IL (Industrial Light) zoning in the Sloan area. The subject site is proposed for an approximate 290,000 square foot distribution center and office/warehouse complex. According to the applicant, the zone change along with the future development will result in a logical and orderly development pattern including but not limited to the scale, height, and operations with existing properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400081 (ZC-22-0302)	First extension of time for a distribution center and office/warehouse complex	Approved by BCC	August 2024
ZC-22-0302	Reclassified the site from R-U and H-2 to M-D zoning for a distribution center and office/warehouse complex	Approved by BCC	August 2022
WS-1061-01	Increase the height of 4 off-premises billboard signs.	Approved by PC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	RS80	Undeveloped
South & East	Open Lands, Public Use, & Entertainment Mixed-Use	H-2, RS80 & IP	Vacant go-kart racing facility & undeveloped

The Interstate 15 right-of-way is located southeast of the subject site.

Related Applications

Application Number	Request
WS-25-0616	Waivers of development standards and a design review for a proposed office/warehouse and outdoor storage 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 for this parcel and those adjacent is Business Employment, which allows for Industrial Light Zone (IL). The surrounding area is slowly shifting 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. As a result, staff can support the zone change request to IL.

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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0149-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 8 cards

PROTESTS: 1 card

COUNTY COMMISSION ACTION: October 22, 2025 – HELD – To 11/19/25 – per the applicant.

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

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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