

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0171-SEABASS REALTY, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

 RELATED INFORMATION:
APN:

177-02-603-017; 177-02-603-026

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: 2050 E. Maule Avenue & 2076 E. Maule Avenue
- Site Acreage: 0.92
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests IP zoning for an expansion to an existing transportation service facility. Properties abutting the subject site are also designated for Business Employment and are zoned IP. The request is compliant with multiple goals and policies within the Master Plan related to in-fill and redevelopment. According to the applicant, the request will not have adverse effects on adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IP & RS3.3	Warehouse/distribution
East	Business Employment	IP (AE-60)	Undeveloped & office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP (AE-60)	Office/warehouse

Related Applications

Application Number	Request
DR-25-0172	A design review to expand a transportation service facility is a companion item on this agenda.
VS-25-0173	A vacation and abandonment for a portion of Maule Avenue 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 properties adjacent to the subject parcel all are currently zoned IP (Industrial Park). The IP district is designed for low-intensity industrial uses as well as supporting office uses, and surrounding the subject site are a mix of warehouse uses, and office/warehouse uses. In addition, the subject parcels and the other RS20 zoned property in the immediate area are in the Business Employment (BE) category in the Master Plan, and IP zoning conforms to this category. The site's proximity to a transportation hub, Harry Reid International Airport, and an arterial thoroughfare, Eastern Avenue, lends to it being an appropriate location for IP zoning. Goal 5.5 of the Master Plan supports the proposed IP zoning, as stated in Policy 5.5.1. Designate and support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the IP zone is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board 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**

- No comment.

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)

- 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 #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS: 3 cards

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/07/25 – per the applicant.

APPLICANT: SEABASS REALTY, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012