

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0025-STRIKE INDUSTRIES, LLC:

ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-36-203-003

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5936 Topaz Street
- Site Acreage: 0.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed zone change to IP will allow the property to be utilized productively and harmoniously with adjacent parcels that are all planned for Business Employment (BE) uses. There are already a number of industrial and warehouse developments in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2011-04	Vacate and abandon a portion of right-of-way being Dustin Avenue	Denied by BCC	February 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60 & AE-65)	Undeveloped
South & West	Business Employment	IP (AE-65)	Office/warehouses

Related Applications

Application Number	Request
WS-26-0026	Waivers of development standards and a 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. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The area has been slowly transitioning from residential to industrial uses. The surrounding adjacent and abutting properties are all planned for Business Employment (BE) uses. The abutting properties to the south and west are already zoned IP. Furthermore, the adjacent undeveloped RS20 zoned properties to the north and east are owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. With Harry Reid International Airport located nearby, the request complies with Policy 5.5.1 which promotes designating and supporting 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 IP zoning is appropriate for this location.

Department of Aviation

The property lies within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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:**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be

available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0371-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAO CONSTRUCTION AND DEVELOPMENT

CONTACT: RAO CONSTRUCTION AND DEVELOPMENT, 7375 S. PECOS ROAD, SUITE 101, LAS VEGAS, NV 89120