

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0715-KHACHIKYAN MESROP:

HOLDOVER ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-35-501-040

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

General Summary

- Site Address: 5985 Jones Boulevard
- Site Acreage: 2.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use request for a vehicle paint and body repair shop on this site. According to the applicant, the request is situated in an area where adjacent land uses, and nearby zoning classifications support the change. The planned land use category for this site is Neighborhood Commercial further affirming its suitability for commercial development. Furthermore, the site is located on Jones Boulevard which is an arterial road and suitable for commercial development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
South	Public Use	RS20 (AE-60)	Undeveloped
West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single family residence

Related Applications

Application Number	Request
UC-25-0716	Use permit and a design review for a vehicle paint and body shop is a companion item on this agenda
VS-25-0717	A vacation and abandonment of patent easements 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 CG (Commercial General) zoning is appropriate with the surrounding area based on the air environs from the Department of Aviation further to the east. In addition, other CG zoned properties also exist along the Jones Boulevard corridor. Jones Boulevard is a 100 foot wide arterial street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning 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

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**

- 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

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention; 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 #0191-2026 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, 1 letter

PROTESTS: 19 cards, 4 letters

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – To 12/17/25 – per the applicant.

APPLICANT: VIGEN KHACHIKYAN

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