

05/06/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-10-707-011

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.82
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0431	Zone change from R-E to C-P zone with use permits, waivers of development standards, and a design review for commercial buildings	Approved by BCC	September 2023
VS-23-0432	Vacate an easement along Palmyra Avenue - recorded	Approved by BCC	September 2023
TM-23-500090	Tentative map for 1 lot commercial subdivision	Approved by BCC	September 2023
UC-0005-11	Use permit for a communication tower	Approved by BCC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office building
South	Public Use	RS20	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
UC-26-0158	A use permit, waiver of development standards, and design review for a banquet facility 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.

Prior to the update of the Master Plan being adopted by the Board of County Commissioners on November 17, 2021, the subject area along Rainbow Boulevard between Laredo Street and Palmyra Avenue was master planned for Office Professional. The Office Professional land use category under the prior Master Plan permitted low intensity office type uses. Therefore, most properties along Rainbow Boulevard that have been rezoned to commercial uses are all zoned C-P. With the adoption of the current Master Plan, new land use categories were established, and this site was placed in the Neighborhood Commercial category, which allows for a wider range of commercial activities than the prior Office Professional land use category. Once the land use plan was changed to Neighborhood Commercial, it then allowed applicants to apply for zoning districts more intense than C-P zoning. Because the Neighborhood Commercial land use category allows for a wider range of commercial uses, consideration of existing abutting land uses must be taken into consideration to determine the most compatible zoning district for parcels when requesting a zoning reclassification. Staff finds this current request for CG zoning is too intense for, and not compatible with the area. The site is adjacent to a developed Rural Neighborhood Preservation (RNP) area to the west, and across the street from another to the east. Lastly, the project does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the CG zoning district not appropriate for this location.

Staff Recommendation

Denial.

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

If approved:

- 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; to show on-site fire lane, turning radius, and turnarounds.

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 #0481-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101