

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0377-SIERRA READY MIX, LLC:

ZONE CHANGE to reclassify 8.16 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

APN:

191-19-101-008

LAND USE PLAN:

SOUTH COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 13890 S. Decatur Boulevard
- Site Acreage: 8.16
- Existing Land Use: Batch plant

Applicant's Justification

The applicant states that a conforming zone change to IL (Industrial Light) is requested for an existing concrete batch plant with associated structures and equipment. The existing use is compatible and has been in existence since 2003. According to the applicant, the site and surrounding area are designated Business Employment (BE) in the Master Plan. IL (Industrial Light) is a conforming zoning district within the Business Employment (BE) land use category. The site is southeast of an existing 500 plus acre quarry/gravel pit and adjacent to an existing freight terminal, states the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0873-07	Waiver for reduced front setback and design review for a new industrial building in conjunction with an existing batch plant	Approved by PC	August 2007
WS-1328-02	Waiver to allow alternative roofing material for an office building porch in conjunction with a batch plant	Approved by PC	November 2002

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0017-02	Waiver to reduce the setback to an existing occupied residential dwelling for a permanent batch plant	Approved by PC	February 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80	U.S. Army reserve center
South	Business Employment	RS80	Undeveloped
East	Business Employment	IL	Freight terminal with offices & a temporary gravel pit & existing quarry/mining operation
West	Open Lands	RS80	Undeveloped

Related Applications

Application Number	Request
UC-25-0378	A use permit to reestablish a batch plant and waivers of development standards to eliminate buffering and screening and increase building height, among others 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 IL (Industrial Light) zoning is conforming to the Business Employment (BE) planned land use of the site. The companion item to this request is a use permit to re-establish the use on the site, a permanent batch plant. An existing residential development zoned RS5.2 that predates the batch plant is located approximately 700 feet southeast of the subject site. IL zoning is generally not compatible to residential zoning within 1,000 feet. However, the use on the subject site was previously approved when the homes were in existence. The property adjacent to the east, a freight terminal, is also zoned IL. In addition, there is an existing mining operation located northeast of the subject site. The Sloan area of the South County Planning Area is characterized in part by its mining and related activities. Proximity to transportation hubs (I-15 freeway and the UPRR) make it an ideal area for uses within the IL zoning district. This is reflected in the Business Employment (BE) planned land use of the area surrounding the subject site. For these reasons, staff finds the request for the IL 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0199-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA READY MIX, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118