

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0174-PATRIOT CONTRACTOR'S, LLC:

ZONE CHANGE to reclassify 33.04 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone.

Generally located east of I-15 and south of Larson Lane (alignment) within Sloan (description on file). JJ/rk/cv (For possible action)

RELATED INFORMATION:

APN:

191-17-501-007

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 33.04
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to Commercial Resort (CR) zoning in the Sloan area with no plans submitted. The planned land use category for this site is Entertainment Mixed-Use further affirming its suitability for commercial development. The property is situated in an area where adjacent land uses and nearby zoning classifications support the change.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400134 (UC-23-0586)	First extension of time of a use permit for a gravel pit	Approved by BCC	January 2025
UC-23-0586	Use permit for a gravel pit	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	P-F	Portion of the site is a transportation facility for the Clark County School District
South	Entertainment Mixed-Use	CG & H-2	Undeveloped
East	Entertainment Mixed-Use; City of Henderson	CG & No Zoning (Henderson)	Recreational vehicle sales, rental, & repair facility; undeveloped
West*	Open Land	RS80	Undeveloped

*Immediately to the west is Interstate 15.

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. Staff finds the requested zone change will have no significant impact on the surrounding area. The planned land use for this parcel and those adjacent is Entertainment Mixed-Use, which allows for a CR (Commercial Resort) Zone. The surrounding area is slowly shifting towards more industrial and commercial oriented uses. Furthermore, as of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district is encouraged by the County.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PATRIOT CONTRACTOR'S, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135