

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0126-FINLEY DAVIS W. & NANCY N.:

ZONE CHANGE to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone.

Generally located north of Patrick Lane and west of Topaz Street within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed IP zoning on the site would be compatible with the surrounding area since there are similar IP zoned industrial warehouse developments in the area. Furthermore, Clark County Department of Aviation owned parcels to the north would likely become industrial zoned parcels once auctioned.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Zone change from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Zone change for the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residence & undeveloped
South	Public Use	PF (AE-65 & AE-70)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
WS-26-0127	A waiver of development standards and design review for a warehouse development is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision 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 (Industrial Park) zoning is compatible with the surrounding area. The area has been transitioning to industrial uses where a number of office/warehouse developments exist in the area. The abutting properties to the east across Topaz Street, on the north and south sides of Patrick Lane, are zoned IP (Industrial Park). Additional properties to the west of the site, on the north side of Patrick Lane and west of Euclid Street, are also zoned IP (Industrial Park). Although the immediate adjacent properties to the north and west are zoned RS20, the properties to the north are planned for Business Employment (BE) uses and the property to the west is being used as a place of worship. The abutting PF zoned property to the south is a cemetery and will not be adversely impacted. The site is located near Harry Reid International Airport, and therefore, the request complies with Policy 5.5.1 of the Master Plan 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 (Industrial Park) zoning is appropriate for this location.

Department of Aviation

The property lies within the AE- 70 (70 - 75 DNL) and 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: April 21, 2026 – APPROVED – Vote: Unanimous

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

- 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 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 1 card

PROTESTS:

APPLICANT: RAY FREDERICKSEN

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