

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0166-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**

**ZONE CHANGE** to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley (description on file). MN/gc (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-501-005; 176-03-501-014; 176-03-501-017

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 11.01
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the request for IP zoning is consistent with the existing IP zoning districts in the area to the northeast and northwest across Sunset Road. The proposed IP will also serve as a buffer between the CC 215 and commercial and office uses nearby. Furthermore, IP zoning is appropriate due to its proximity and easy access to Rainbow Boulevard and the CC 215.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0890-05	Reclassified APN 176-03-501-017 from R-E to C-2 for future commercial development	Approved by BCC	July 2005
ZC-0466-04	Reclassified APN 176-03-501-014 from R-E to C-2 for future commercial development	Approved by BCC	April 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG (AE-60)	Commercial center
South	Corridor Mixed-Use & Business Employment	RS20 & IP (AE-60)	Undeveloped & CC 215
East	Business Employment	CG (AE-60)	Commercial center
West	Business Employment	IP & RS20 (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0168	Waivers of development standards and design review for a warehouse complex on the subject parcels and the adjacent parcel to the west (APN 176-03-501-019) is a companion item on this agenda.
VS-25-0167	A vacation and abandonment for portions of rights-of-way and 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 IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. A number of properties in the area are already zoned IP including the adjacent and abutting parcels to the west and properties across Sunset Road to the northwest and northeast. 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, as the CC 215 is nearby to the south. For these reasons, staff finds the request for IP zoning is appropriate for this location.

**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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LARRY MONKARSH

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
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