

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:

ZONE CHANGES for the following: **1)** reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-701-015; 163-36-701-016

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the planned land use for the site was recently changed to Business Employment (BE) in early 2024, and that it is now the applicant's desire to bring the zoning inline with the planned land use. The site is ideal for IP zoning and future industrial development, as evidenced by the recent development of industrial uses to the east and the pending industrial development of the adjacent parcel to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700052	Redesignated the site and the properties to the north and south from Ranch Estate Neighborhood (RN) to Business Employment (BE)	Adopted by BCC	March 2024
ZC-1111-08	Established the RNP-I overlay in Spring Valley	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South	Business Employment	RS20 (NPO-RNP & AE-65)	Single-family residential
East	Business Employment	IP (AE-65)	Undeveloped
West	Public Use	RS20 (AE-65)	Undeveloped

Related Applications

Application Number	Request
VS-25-0759	A vacation and abandonment of government patent 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. Staff finds that the site is no longer a viable Neighborhood Protection (RNP) Overlay area. The area east of Lindell Road has been transitioning to industrial uses. The request for IP zoning will not adversely impact the surrounding area. Although the adjacent properties to the south are developed with single-family residences and zoned RS20 (NPO-RNP), those property owners requested a plan amendment to Business Employment (BE) which was approved in March 2024 per PA-23-700052. The properties to the north and east are already zoned IP. The adjacent property to the west is owned by Clark County and is located within an Airport Environs Overlay, and therefore, will be deed restricted to not allow residential uses if ever auctioned for private ownership. 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 zoning is appropriate for this location.

Department of Aviation

The property lies within the 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.

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:

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.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: MOHAWK CAPITAL MANAGEMENT, LLC

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