08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0336-COUNTY OF CLARK (LIBRARY):

ZONE CHANGE to reclassify 3.25 acres from an RS80 (Residential Single-Family 80) Zone to a PF (Public Facility) Zone.

Generally located south of Kyle Canyon Road and west of Ski Chalet Place within Mt. Charleston (description on file). AB/rk (For possible action)

RELATED INFORMATION:

APN:
129-36-101-013

LAND USE PLAN:
NORTHWEST COUNTY (MOUNT CHARLESTON) - OPEN LANDS

BACKGROUND:
Project Description
General Summary
- Site Address: 75 Ski Chalet Place
- Site Acreage: 3.25
- Existing Land Use: Library & fire station

Applicant's Justification
This request is a zone boundary amendment from RS80 (Residential Single-Family) to PF (Public Facility) zoning. According to the applicant, the shift from the RS80 to the PF zoning is more appropriate to the current and future uses on the parcel (Clark County Library and this Clark County Fire Station). Additionally, the parcel is owned and operated by Clark County and reclassifying the parcel to PF is especially appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0305-15	Zone change the entire site to R-U (now RS80) zoning to correct property line errors with the adjacent single-family development	Approved by BCC	July 2015
UC-0248-10	Use permit for the expansion of an existing fire station	Approved by PC	August 2010
UC-160-91	Use permit for Fire Station 81	Approved by PC	June 1991

Prior Land Use Requests

Application Number	Request	Action	Date
VC-327-91	Variances to waive landscaping, on-site paving, and reduced separation for a trash enclosure	Approved by PC	June 1991
AC-31-86	Architectural supervision (design review) for modifications to the approved library	Approved by PC	April 1986
VC-128-86	Variance to waive on-site paving for the library	Approved by PC	April 1986
ZC-260-85	Zone change for a portion of the site to a P-F zoning for a library	Approved by BCC	December 1985
UC-265-85	Use permit for a library	Approved by BCC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80	Undeveloped
South, East, & West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80	Single-family residences & undeveloped

Related Applications

Application Number	Request
DR-26-0337	A design review for a new fire station with ancillary uses 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. PF zoning is a conforming zone boundary amendment in all land use plan categories. Currently, the property is zoned RS80 and has been occupied with public use for many years. Public safety is of vital importance to every citizen within Clark County and the Mount Charleston community. The key factor is the ability to quickly deliver sufficient personnel and equipment to a site in need of an updated facility. For these reasons, staff finds the request for PF 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 the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT DESIGN & CONSTRUCTION
CONTACT: MONICA TATE, CLARK COUNTY RPM, 500 S. GRAND CENTRAL PKWY, LAS VEGAS, NV 89155