08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**

**ZONE CHANGE** to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**
177-07-105-005; 177-07-105-008

**LAND USE PLAN:**
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 4880 W. Eldorado Lane
- Site Acreage: 0.95
- Existing Land Use: Single-family residence

Applicant's Justification
This request is a zone boundary amendment to IL (Industrial Light) zoning. According to the applicant, there is existing IL (Industrial Light) and IP (Industrial Park) developments to the northwest and the west along the Union Pacific Railroad. There is additional IP (Industrial Park) to the east along the I-15 corridor. This area is a blend of light industrial and residential uses. It is situated in an ideal location along an arterial (Decatur Boulevard) near the 215 Beltway, I-15, the railroad, and Blue Diamond Road.

**Surrounding Land Use**

| | **Planned Land Use Category** | **Zoning District (Overlay)** | **Existing Land Use** |
|---|---|---|---|
| North & South | Neighborhood Commercial | RS20 | Undeveloped |
| East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60 & NPO-RNP) | Single-family residential |
| West | Neighborhood Commercial | CG | Mini warehouse facility |

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700021 | A plan amendment from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda. |
| WS-26-0256 | A waiver of development standards and design review for a warehouse building with accessory office space 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 this request for IL (Industrial Light) zoning is too intense for, and not compatible with, the areas on the east side of Decatur Boulevard. The IL (Industrial Light) zone allows for various light manufacturing uses, including vehicle maintenance, distribution centers, warehouse/flex space, technology, and light industry. The site is also adjacent to an existing Ranch Estate Neighborhood to the east and there are currently no industrial zoned or planned uses on the east side of Decatur Boulevard, between the railroad tracks to the north and Maulding Avenue to the south. This project would extend higher intensity uses next to an established NPO-RNP. As a result, Decatur Boulevard should act as a border between the industrial uses to the west and the NPO-RNP farther to the east. Therefore, for these reasons, staff finds the request for IL zoning not appropriate for this location.

**Department of Aviation**
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation**
Denial. 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:** July 7, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone, Nay: Kilarski
**Comprehensive Planning**
- Reduce to IP Zoning.

**Department of Aviation**
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director

of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**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 #0462-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Enterprise - denial.**
**APPROVALS:**
**PROTESTS: 7**

**PLANNING COMMISSION ACTION:** June 16, 2026 – HELD – To 07/07/26 – per the applicant.

**APPLICANT:** SUSTAINABLE DEVELOPMENT FUND 1, LLC
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