

13. ZN-01-2021 BELT & NELLIS (PUBLIC HEARING). APPLICANT: EPIC DEVELOPMENT. REQUEST: A PROPERTY RECLASSIFICATION FROM O-L (OPEN LAND DISTRICT) TO M-2 (GENERAL INDUSTRIAL DISTRICT). LOCATION: NORTH OF BELT ROAD, BETWEEN CLARK COUNTY 215 AND THE UNION PACIFIC RAILROAD. (APN 123-20-000-003) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant requested reclassification of the site from O-L Open Land District to M-2 General Industrial District, on approximately 39.41 acres located north of Belt Road between Clark County 215 and the Union Pacific Railroad. She noted that the applicant's letter of intent proposed a batch plant, rock crushing plant and hot mix asphalt plant. The property reclassification is consistent with the Employment and Heavy Industrial land use designations and staff recommended approval.

Robert Cunningham, Taney Engineering, 6030 South Jones Boulevard, Las Vegas, represented the applicant and concurred with staff's recommendations.

Chairman Kraft opened the public hearing and having no requests to speak or callers, closed the public hearing.

ACTION: APPROVED; FORWARD TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Kraft, Vice Chairman Warner, Commissioners Berrett, Calhoun, Greer, Guymon and Riley

NAYS: None

ABSTAIN: None

ABSENT: None

12. SUP-04-2021 BELT & NELLIS (PUBLIC HEARING). APPLICANT: EPIC DEVELOPMENT. REQUEST: A SPECIAL USE PERMIT IN AN O-L (OPEN LAND DISTRICT), PROPOSED PROPERTY RECLASSIFICATION TO M-2 (GENERAL INDUSTRIAL DISTRICT), TO ALLOW A BATCH PLANT (CONCRETE OR ASPHALT). LOCATION: NORTH OF BELT ROAD, BETWEEN CLARK COUNTY 215 AND THE UNION PACIFIC RAILROAD. (APN 123-20-000-003) (FOR POSSIBLE ACTION)

Principal Planner Michaels presented the item and stated that the applicant requested a special use permit to allow a batch plant (concrete or asphalt) located north of Belt Road between Clark County 215 and the Union Pacific Railroad. She noted that the site plan indicated the hot mix asphalt operation will be located on the western portion of the site; the concrete batch plant is on the eastern portion and the rock crushing facility is located on the northern portion. The site plan also indicated a mechanical shop, recycling material area and a truck parking area as part of the batch plant daily