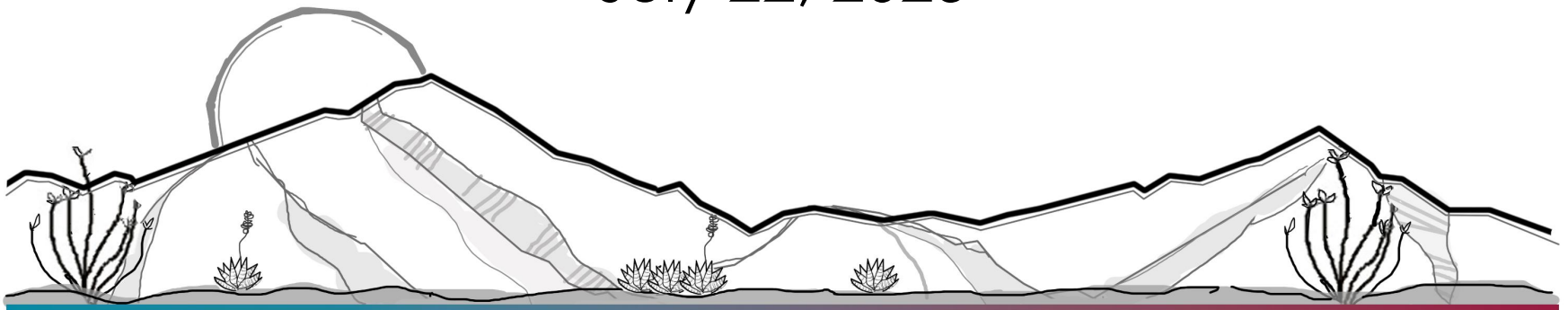


## Docket RZ25-07

RU-4 to LI

Board of Supervisors

July 22, 2025



# DEVELOPMENT SERVICES

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Applicant: Tactical Holdings LLC  
c/o Hardeep Cheira

Location: East side of James Ranch Road  
approximately  $\frac{3}{4}$  mile south of  
Highway 80, Douglas  
(APN 408-34-005C)

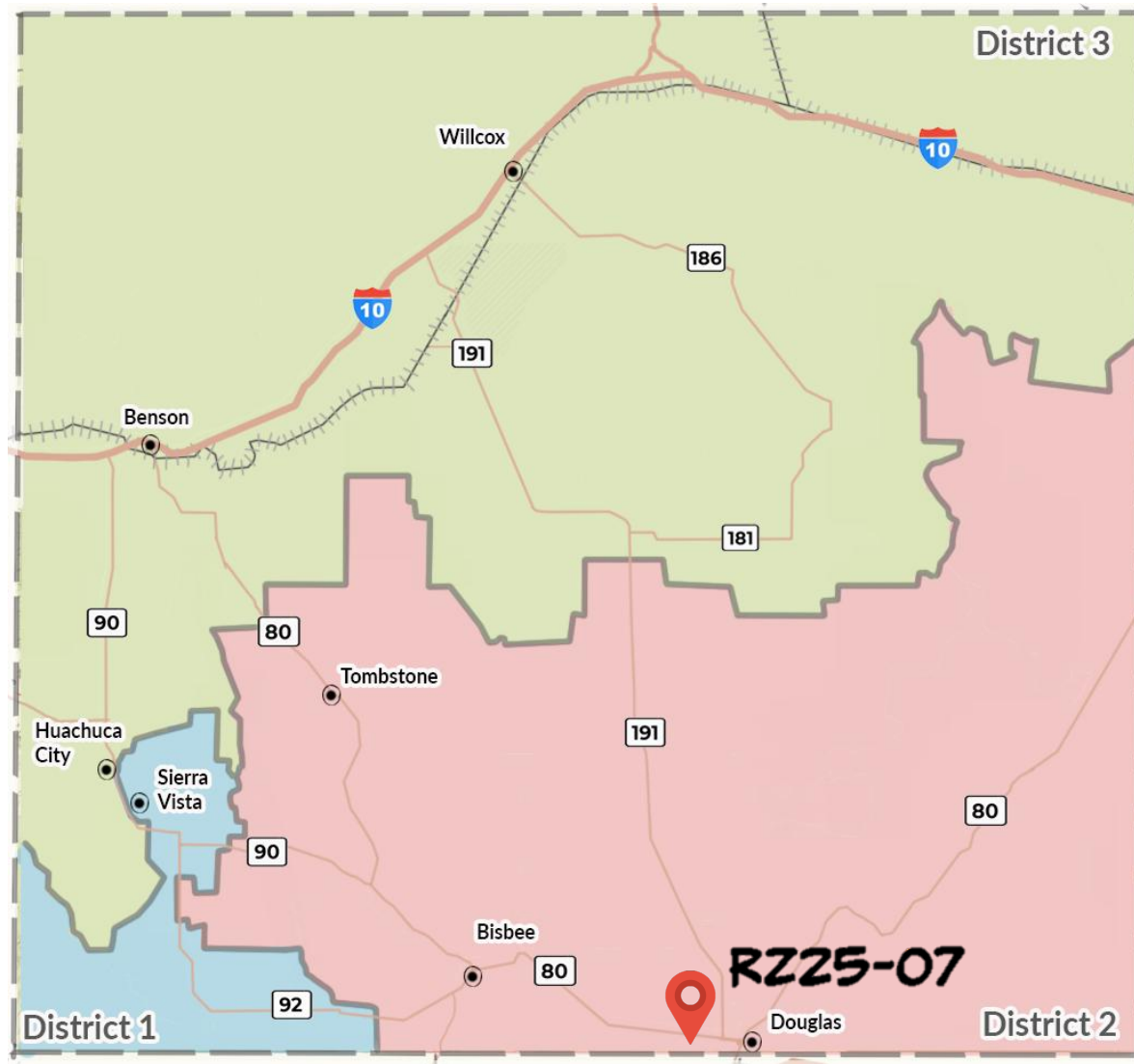
Zoning Amendment: RU-4 to LI

Existing Use: Undeveloped

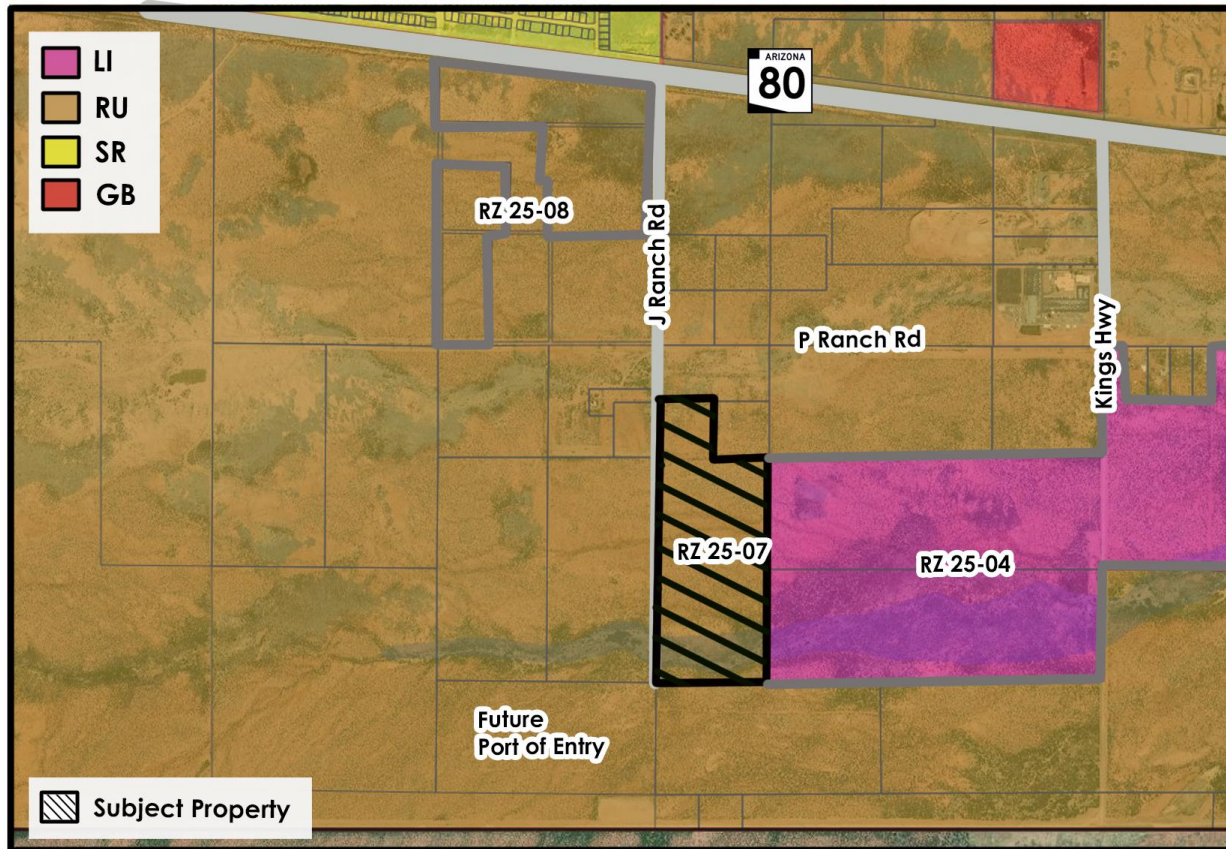
Proposed Use: Warehousing/Storage



# DEVELOPMENT SERVICES



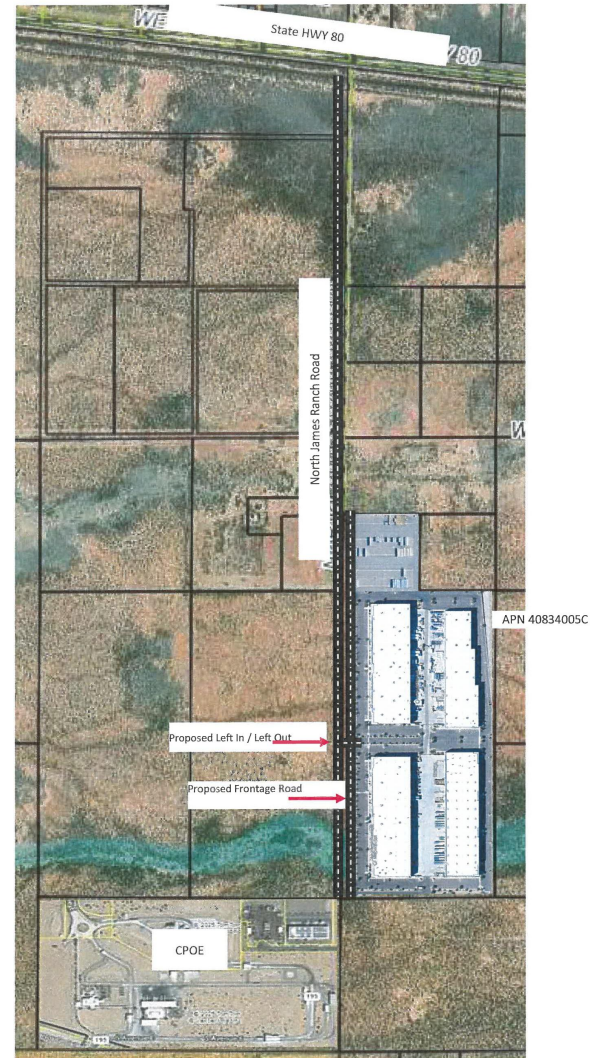
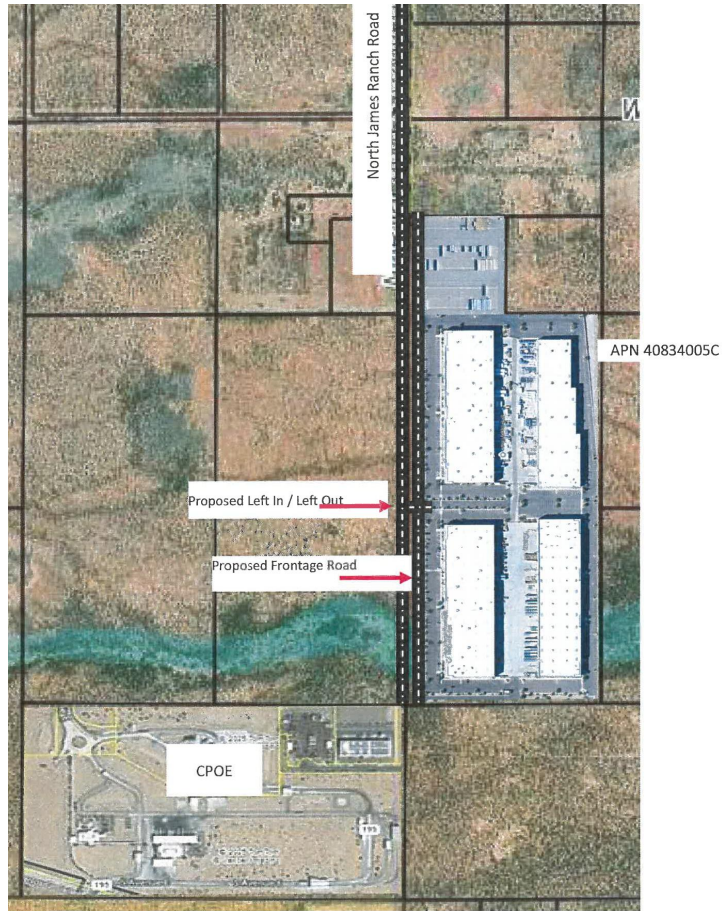
## Zoning and Location Map



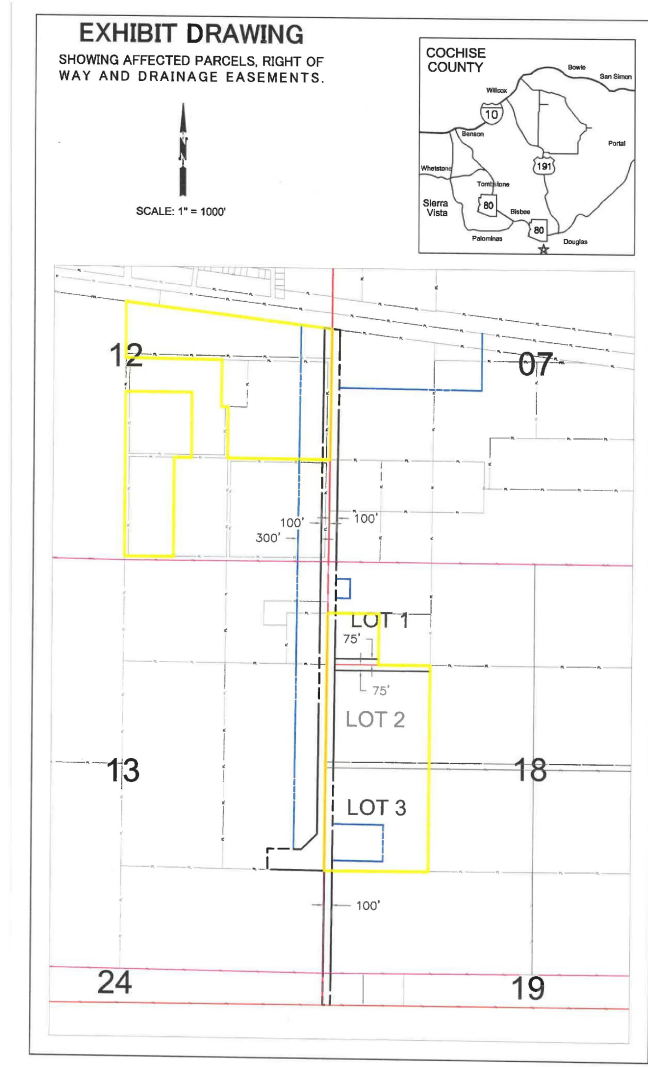
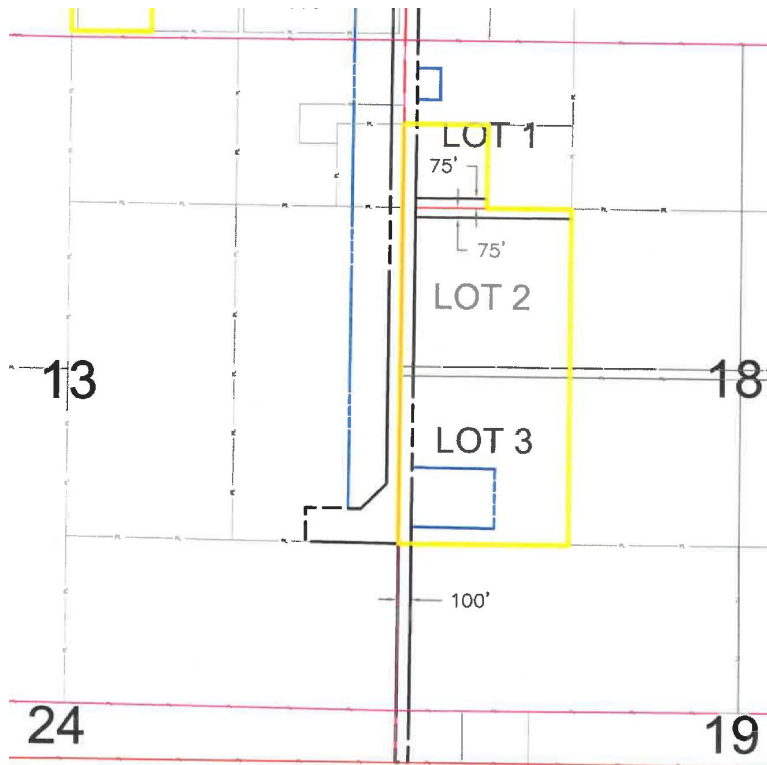
Zoning Map  
RZ 25-07 (James Ranch Rd)

N.T.S.  


## Concept Plan



## Exhibit



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Factors in Favor

Complies with all applicable factors

Few established residences nearby

Allows land uses that support the new Port of Entry

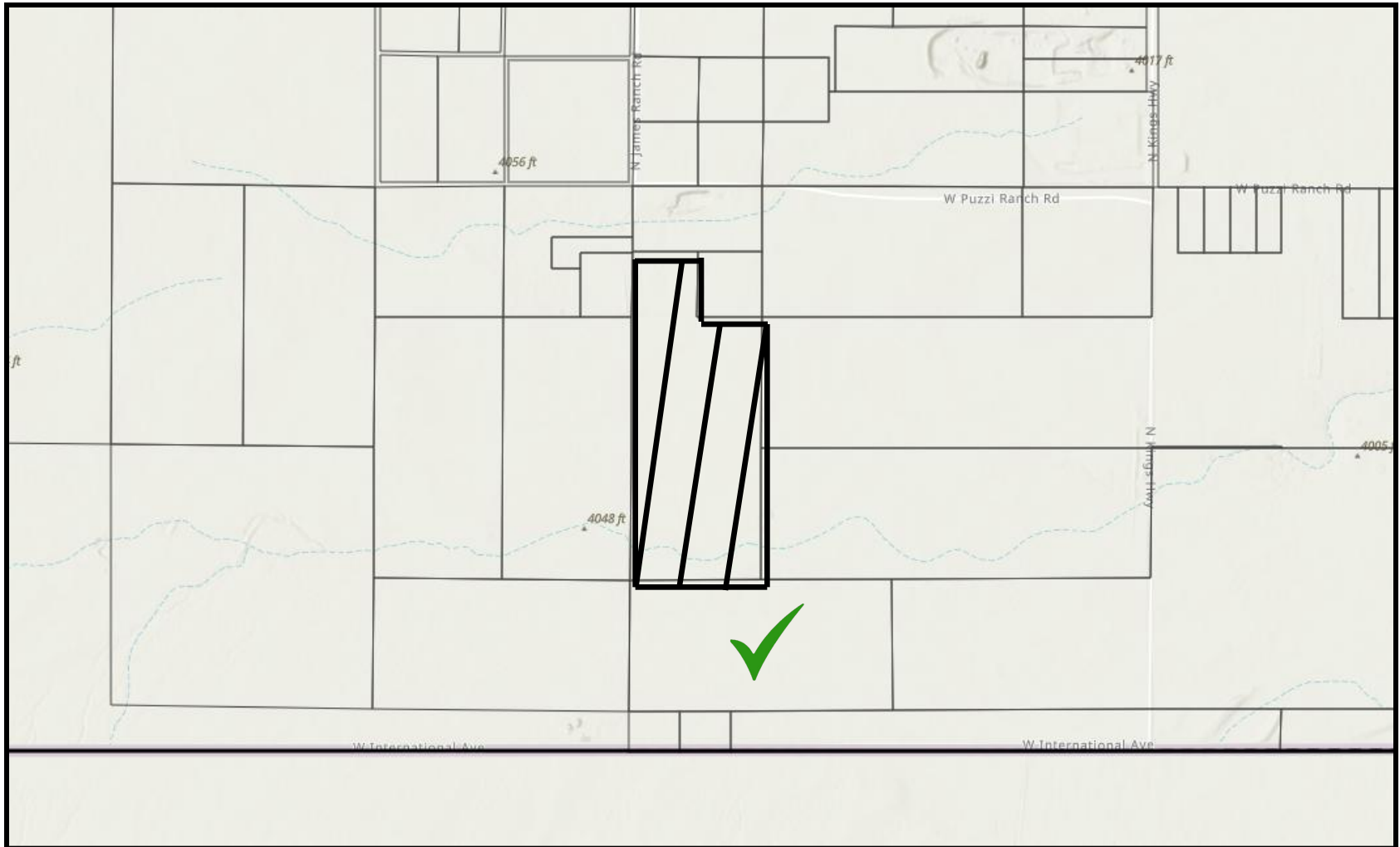
Contributes to a potential new employment center

No opposition received

## Factors Not in Favor

None

# DEVELOPMENT SERVICES



## Recommendation

Based on the factors in favor, the Planning and Zoning Commission recommended approval with special conditions (7-0) during their July 9, 2025, regular meeting:

- Dedications per attached exhibit.

## Docket RZ25-07

RU-4 to LI

Board of Supervisors

July 22, 2025

