

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-26-700001-ZHENG DA, LLC:**

**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres.

Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

**APN:**

177-18-401-001

**EXISTING LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**PROPOSED LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.85
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the Corridor Mixed-Use (CM) land use category is appropriate since the need for additional retail services is prevalent in the area due to the increase in the number of single-family and multi-family homes in the vicinity.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0460	A use permit for a restaurant & supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019
UC-0802-15	A use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Emergency care & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-26-0038	A zone change from H-2 & RS20 to CG is a companion item on this agenda.
UC-26-0039	A use permit, waivers of development standards, and design review for a retail and restaurant building with outdoor dining is a companion item on this agenda.
VS-26-0037	A vacation and abandonment for a portion of right-of-way and patent easements is a companion item on this agenda.

### **STANDARDS FOR ADOPTION:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The current Mid-Intensity Suburban Neighborhood (MN) land use category on the site is isolated from other single-family residential developments, as the abutting properties to the north and west are developed with commercial uses and planned for Corridor Mixed-Use (CM) and zoned

Commercial General. The properties to the south and east are zoned RM32 and separate the site from the other single-family residential developments farther east. Therefore, the proposed Corridor Mixed-Use (CM) land use category on the site is much more compatible with the surrounding area, especially since the site is located on an arterial street (Decatur Boulevard) and near a state highway (Blue Diamond Road). The request complies with Policy EN-1.1 of the Master Plan which promotes preserving the integrity of contiguous and uniform neighborhoods through development that encourages compatible infill development. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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 Statute

**PLANNING COMMISSION ACTION:** March 17, 2026 – ADOPTED – Vote: Unanimous  
**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:** 2 cards

**PROTEST:** 3 cards, 3 letters

**COUNTY COMMISSION ACTION:** April 22, 2026 – HELD – To 05/06/26 – per the Board of County Commissioners.

**APPLICANT:** MOE MOMENI

**CONTACT:** MOE MOMENI, 8360 W. SAHARA AVENUE, LAS VEGAS, NV 89117

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE ENTERPRISE LAND USE PLAN MAP OF  
THE CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on March 17, 2026, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on May 6, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Enterprise Land Use Plan Map by:

PA-26-700001 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-18-401-001 from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Generally located east of Decatur Boulevard and south of Ford Avenue.

**PASSED, APPROVED, AND ADOPTED this 6<sup>th</sup> day of May, 2026.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
MICHAEL NAFT, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK