

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:

ZONE CHANGE to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action)

RELATED INFORMATION:

APN:

177-16-301-020; 177-16-301-022

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8660 Giles Street & 62 E. Ford Avenue
- Site Acreage: 1.03
- Existing Land Use: Residential

Applicant's Justification

The applicant states the request for CP (Commercial Professional) zoning is compatible with the surrounding area. There are developments to the north and south with Commercial Resort zoning. In addition, the applicant also states there are personal care facilities and other home-based businesses in the area which makes this request for a zone change appropriate.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Undeveloped
South	Neighborhood Commercial	RS20 & CR	Single-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Neighborhood Commercial & Entertainment Mixed-Use	RS20 & CG	Single-family residential development & mini-warehouse (currently under construction)

Related Applications

Application Number	Request
WS-25-0532	A waiver of development standards for a non-decorative fence, residential adjacency, and off-site improvements 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. The request for CP (Commercial Professional) zoning is compatible with the surrounding area. There are developments to the north and south with Commercial Resort zoning. There is also a CG (Commercial General) zoned business (U-Haul) to the west. In addition, there are personal care facilities and other home-based businesses in the area. Policy EN-5.1 seeks to support the retention and expansion of light industrial, and employment uses within Enterprise which makes this request for a zone change appropriate. For these reasons, staff finds the request for CP 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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: JO MCNAMARA

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147