

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0281-NAMAZ, LLC:**

**ZONE CHANGE** to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-601-033; 176-22-601-034

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.71
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning with no plans submitted. An application for a shopping center was approved on this site in October 2023. The planned land use category for this site is Corridor Mixed-Use further affirming its suitability for commercial development. The property is situated in an area where adjacent land uses, and nearby zoning classifications support the change.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-24-500125	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2024
UC-23-0554	Shopping center with waivers for sidewalks and street landscaping and a design review for finished grade	Approved by BCC	October 2023
VS-23-0555	Vacated and abandoned right-of-way and easements	Approved by BCC	October 2023

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0318-11	Commercial retail development which included a convenience store, gasoline station, alcohol sales (liquor, beer, and wine), and a service bar, with waivers and a design review for the site - expired	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning - expired	Approved by BCC	December 2002

Additional Mountain's Edge land use applications have been approved on this site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial & Corridor Mixed-Use	H-2	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East & West	Corridor Mixed-Use	H-2	Undeveloped

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

**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 to CG zoning conforms to the Enterprise Land Use Plan and complies with the goals and policies of the Master Plan. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The requested zoning will be compatible with the adjacent planned land uses, and nearby zoning classifications and underscore the appropriateness of extending CG to this property.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

**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**

- 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 #0398-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PEYMAN MASACHI

**CONTACT:** PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052