

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0252-YASMEH, ALLEN:

ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action)

RELATED INFORMATION:

APN:

161-20-502-011

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 0.62
- Existing Land Use: Undeveloped

Applicant's Justification

According to the applicant, the H-2 zoning district has been retired, and a zone change to CG is requested. Rezoning the parcel to CG will align it with the existing land uses in the vicinity. The applicant also cites alignment with County development goals (commercial development is encouraged along Boulder Highway) and economic development (CG allows for greater commercial opportunities) as justifications for the rezoning.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use	CG	Cell tower & off-premises advertising (billboard) sign
East	Entertainment Mixed-Use	CR	Sam's Town Hotel & Gambling Hall
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential subdivision

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 Boulder Highway corridor is a commercial corridor consisting of a mix of uses including shopping centers, restaurants, casinos, and automotive uses. Many of these uses are zoned CG. The adjacent parcel to the north was approved for CG zoning in August 2024, and the adjacent parcels to the east and west are also zoned CG. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the CG (Commercial General) zone is appropriate for this location.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. The request for (CG) Commercial General zoning is appropriate and compatible with the surrounding area. 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 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)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ALLEN YASMEH

CONTACT: ALLEN YASMEH, 5115 BODA PLACE, WOODLAND HILLS, CA 91367