

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:

ZONE CHANGES for the following: **1)** to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.69
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. There is a related land use request for a retail center. The property abuts to the south and west a single-family subdivision. The other 3 corners of this intersection are zoned CG (Commercial General) and are planned for Corridor Mixed-Use and Neighborhood Commercial uses. According to the applicant, the request would provide opportunities for local service and retail uses like the other corners of this intersection.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay in this area Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Corridor Mixed-Use	CG	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700057	A plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
VS-25-0884	Vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
WS-25-0885	Waiver of development standards and design review for a retail development 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. Staff finds this request for CG zoning is too intense for, and not compatible with, the areas southwest of Cactus Avenue and Bermuda Road. The CG zone allows for a mix of retail, restaurants, and service commercial uses. The site is currently zoned RS20 and is within an existing Neighborhood Protection (RNP) Overlay and there are currently no commercial properties on the west side of Bermuda Road, between Cactus Avenue and Chartan Avenue. This project would extend higher intensity uses next to an established RNP neighborhood. Additionally, there are currently other parcels nearby that are master planned and zoned for commercial uses within walking distance for neighboring residents. Therefore, for these reasons, staff finds the request for CG zoning not appropriate for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: February 17, 2026 – APPROVED – Vote: Unanimous
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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (zone district reduced to (CN) Commercial Neighborhood).

APPROVALS: 1 card

PROTESTS: 11 cards, 2 letters

APPLICANT: FARUS FARMANALI

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S 4TH STREET, LAS VEGAS, NV 89101