

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0669-B & O INVESTMENT, LLC:

ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-09-403-024; 177-09-403-031 through 177-09-403-033

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 170 E. Windmill Lane
- Site Acreage: 2.38
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There are related land use applications for a proposed 4 story, 150 room hotel on the subject parcels. According to the applicant, multiple properties along Windmill Lane are now being zoned for commercial uses to south, east, and west of this site which means Windmill Lane is transitioning to a commercial corridor. Furthermore, building the proposed hotel will not have a negative impact on nearby residents as it will have direct driveways on Windmill Lane and another driveway on Gilespie Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1548-06	Reclassified APN 177-09-403-031 from RS20 to CRT zoning for an office building - expired	Approved by BCC	December 2006

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0670	Waivers of development standards and a design review for a hotel is a companion item on this agenda.
VS-25-0672	A vacation and abandonment of rights-of-way for Warm Springs Road and Giles pie Street is 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 that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is located across the street from properties that are currently zoned for CG. In addition, other CG zoned properties also exist along the Windmill Lane corridor. Windmill Lane is a 100 foot wide arterial street and can accommodate the proposed zoning. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-09-403-031; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0169-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUKHVINDER KAUR

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119