

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

HOLDOVER ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)

RELATED INFORMATION:

APN:

161-28-510-022

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.77
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting to reclassify the site to a CG zoning district so that the property can be developed as a vehicle sales facility. The applicant states that the existing H-2 zoning of the site will not fully support the intended commercial uses. The request conforms to the Master Plan and CG zoning is consistent and compatible with the adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail & single-family residential
South	Corridor Mixed-Use	CG	Retail
East	Corridor Mixed-Use	RS2	Single-family residential
West	Corridor Mixed-Use	CG	Retail

Related Applications

Application Number	Request
UC-25-0777	A use permit, waivers of development standards and design review for a vehicle sales facility 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. 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 adjacent parcels to the north and south have developed with commercial uses and are zoned CG. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Corridor Mixed-Use (CM) land use category on the site. For these reasons, staff finds the request for CG zoning is 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 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.

TAB/CAC: Whitney - approval.

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: December 17, 2025 – HELD – To 01/21/26 – per the applicant.

COUNTY COMMISSION ACTION: January 21, 2026 – HELD – To 02/18/26 – per the applicant.

APPLICANT: EDGAR MONTALVO

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128