

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:**

**ZONE CHANGE** to reclassify 1.79 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

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

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RELATED INFORMATION:

**APN:**

177-09-804-010; 177-09-804-011

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 400 E. Windmill Lane
- Site Acreage: 1.79
- Existing Land Use: Existing single-family residence

Applicant's Justification

According to the applicant, the request is consistent with the intent of the CG zoning district and Neighborhood Commercial (NC) planned land use designation on this site. The Neighborhood Commercial category lists primary land uses, in part, as a mix of retail, restaurants, offices, service commercial, and other professional services. Characteristics of the Neighborhood Commercial category are listed as providing opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhoods. Additionally, Windmill Lane is a principal arterial street and is planned and developed with commercial uses while Bermuda Road is also an arterial street that provides access to Harry Reid International Airport farther to the north. Therefore, requested CG zone conforms to the Clark County Master Plan and is consistent and compatible with existing and proposed land uses in the area.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	RS20	Undeveloped

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Neighborhood Commercial	RS20	Undeveloped
West	Neighborhood Commercial	CP	Office complex

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-26-0167	A use permit, waivers of development standards, and design reviews for a gas station, retail, and restaurant with drive-thru is a companion item on this agenda.
VS-26-0168	A vacation and abandonment of easements and portions of rights-of-way 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 that the conforming zone change request is within the range of intensity allowed by the land use plan. Other CG zoned properties also exist along the Windmill Lane corridor. The site is no longer ideal for low density residential as the trend in the area is for more intense commercial and higher density residential. The site is also located on 2 arterial streets which should be able to accommodate the traffic for uses allowed in the CG zone. 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**

- No comment.

#### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**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 #0484-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LUIS FLORES PAZ

**CONTACT:** LUIS FLORES PAZ, 10438 SKY GATE STREET, LAS VEGAS, NV 89178