

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:**

**PLAN AMENDMENT** to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres.

Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

176-23-201-005; 176-23-201-019

**EXISTING LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**PROPOSED LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.06
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM). More specifically, the site is proposed for development of a shopping center consisting of 5 buildings. The applicant is also requesting a zone change on these parcels from IP to CG. This zone change requires a Master Plan Amendment to the Corridor Mixed-Use (CM) land use category. According to the applicant, the amendment is compatible with the surrounding area, being that it will provide an opportunity for moderate commercial development that will serve the adjacent neighborhoods in the surrounding area. Furthermore, the request will meet County policies that encourage commercial services along transit oriented roadways that will lessen the reliance of automobile.

**Prior Land Use Requests - APN 176-23-201-005**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0752-12	Zone change from H-2 zoning to C-2 zoning for a retail center	Approved by BCC	February 2012

**Prior Land Use Requests - APN 176-23-201-019**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0631-13	Use permit for a recreational facility (indoor bike park)	Approved by PC	November 2013
ZC-0332-09	Zone change from H-2 zoning to M-D zoning for a restaurant/tavern and a mini-warehouse facility with RV/boat storage	Approved by BCC	June 2009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Outside storage/warehouse
East	Business Employment	H-2 & RS20	Undeveloped
West	Business Employment	CG	Shopping center

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0741	A zone change from IP to CG zoning is a companion item on this agenda.
VS-25-0742	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0743	A waiver of development standards and design review for a shopping center is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The site is located on the boundary of the Arden Industrial area. Policy EN-5-1 of the Master Plan supports the retention and expansion of light-industrial and employment uses in the Arden Area. However, given the location of the site adjacent to Blue Diamond Road and existing commercial development to the west, staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Several similar commercial centers exist farther west along this portion of Blue Diamond Road. Approval of this request will provide a transition area between the commercial and residential developments to the north and west from the industrial developments to the south and southeast. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is appropriate for this location.

#### **Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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: December 2, 2025 – ADOPTED – Vote: Unanimous Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPROVALS:**

**PROTEST:** 1 card

**APPLICANT:** JASONSHENG HUANG

**CONTACT:** SCA DESIGN, 2140 E. PEBBLE ROAD, SUITE 140, LAS VEGAS, NV 89123

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE ENTERPRISE LAND USE PLAN MAP OF  
THE CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on December 2, 2025, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on January 7, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Enterprise Land Use Plan Map by:

PA-25-700046 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's: 176-23-201-005 and 176-23-201-019 from Business Employment (BE) to Corridor Mixed-Use (CM). Generally located south of Blue Diamond Road and east of Santa Margarita Street.

**PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of January, 2026.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK