

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0038-ZHENG DA, LLC:

ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-18-401-001

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.85
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that Commercial General zoning is appropriate since the need for additional retail services is prevalent in the area due to the increase in the number of single-family and multi-family homes in the vicinity.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0460	Use permit for a restaurant and supper club with on-premises consumption of alcohol - expired	Approved by BCC	August 2019
UC-0802-15	Use permit for package alcohol sales, convenience store, gasoline station, offices, retail sales, and personal services in conjunction with a proposed retail center - expired	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Emergency care & medical office development
South & East	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
PA-26-700001	A plan amendment to from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) is a companion item on this agenda.
UC-26-0039	A use permit, waivers of development standards, and design review for a retail and restaurant building with outdoor dining is a companion item on this agenda.
VS-26-0037	A vacation and abandonment for a portion of right-of-way and patent easements 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 as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for Commercial General zoning is appropriate and compatible with the surrounding area. The abutting properties to the north and west are developed with commercial uses and are zoned Commercial General. Furthermore, the site is located on an arterial street (Decatur Boulevard) and near a state highway (Blue Diamond Road) which are major streets conducive for commercial development. The Board of County Commissioners has also approved use permits (UC-19-0460 and UC-0802-15) for commercial developments on the site in the past, although such use permits are now expired. The request complies with Policy EN-1.1 of the Master Plan which promotes preserving the integrity of contiguous and uniform neighborhoods through development that encourages compatible in-fill development. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County

Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval. 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: March 17, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Reduction to CN (Commercial Neighborhood) Zoning.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0240-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTESTS: 2 cards

APPLICANT: MOE MOMENI

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