

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres.

Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-605-003

**EXISTING LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**PROPOSED LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that a single-family residential development was originally proposed for the site, but neighboring property owners expressed opposition to the residential development and indicated a preference for a commercial use instead. Therefore, the applicant is requesting a plan amendment for the Neighborhood Commercial (NC) land use category. The plan amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-25-0350	Zone change from RS20 to RS5.2	Withdrawn at BCC	October 2025

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-25-0351	Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development	Withdrawn at BCC	October 2025
VS-25-0352	Vacation and abandonment patent easements	Withdrawn at BCC	October 2025
TM-25-500086	Tentative map for a 6 lot single-family residential subdivision	Withdrawn at BCC	October 2025

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-26-0081	A zone change from RS20 to CG is a companion item on this agenda.
VS-26-0082	A vacation and abandonment for government patent easements is a companion item on this agenda.
WS-26-0083	A waiver of development standards and design review for a restaurant and related facility is a companion item on this agenda.
TM-26-500022	A tentative map for a 1 lot commercial subdivision 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 Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is not compatible with the surrounding area. The site is within a predominantly residential area and is surrounded on all sides by existing single-family residential homes. Commercial planned uses in this area are located along arterial streets such as Decatur Boulevard, Cactus Avenue, Valley View Boulevard, and Silverado Ranch Boulevard. Immediately adjacent to the site to the north and east are large lot, low density homes zoned RS10 that would be adversely impacted by the request. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is not appropriate for this location.

#### **Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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.

#### **STAFF ADVISORIES:**

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** UMER MALIK

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

**WHEREAS**, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

**WHEREAS**, on April 21, 2026, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

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

PA-26-700006 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-30-605-003 from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC). Generally located north of Pyle Avenue and east of Arville Street.

**PASSED, APPROVED, AND ADOPTED this 21<sup>st</sup> day of April, 2026.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
EDWARD FRASIER III, CHAIR

ATTEST:

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JENNIFER AMMERMAN,  
EXECUTIVE SECRETARY