

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:

ZONE CHANGE to reclassify 4.51 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Blue Diamond Road and west of Montessori Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-601-005; 176-22-601-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 7202 Blue Diamond Road
- Site Acreage: 4.51
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the area has undergone a trend from what was once a largely undeveloped and low-density residential area to a variety of residential and commercial uses. The requested zone change will help add to the mix of residential uses in the area. RM18 zoning is less intense than the existing CG zoning, which is preferable for the existing residential communities to the north and east of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500097	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	June 2019
VS-19-0356	Vacation and abandonment government patent easement - expired	Approved by PC	June 2019
ZC-18-0434	Zone change from U-V to C-1 zoning for a mini-warehouse facility	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0499-07	Non-conforming zone change from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired	Approved by BCC	July 2007
ZC-0972-05	Zone change the site from R-E to U-V zoning for a mixed-use development - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	H-2 & RS3.3	Single-family residential
South	Corridor Mixed-Use	H-2	Communications facility
East	Corridor Mixed-Use	CG	Mixed-use development
West	Neighborhood Commercial	H-2 & RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700025	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-26-0273	Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.
VS-26-0272	A vacation and abandonment of government patent easements is a companion item on this agenda.
TM-26-500070	A tentative map for a 52 lot single-family residential subdivision 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. The request for RM18 (Residential Multi-Family 18) zoning on the site is compatible with the surrounding area. The RM18 (Residential Multi-Family 18) zoning district will allow for a transition from a busy state highway (Blue Diamond Road) to the lower density RS3.3 (Residential Single-Family 3.3) zoned single-family residential to the north. Furthermore, although the adjacent property to the east is zoned G (Commercial General), the site is a mixed-use development where the residential component was developed at a density of 17.2 dwelling units per acre which is similar to the density allowed in the RM18 (Residential Multi-Family 18) zoning district. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in

order to provide opportunities to expand “middle” housing options. For these reasons, staff finds the request for RM18 zoning is appropriate for this location.

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: June 16, 2026 – APPROVED – Vote: Aye: Frasier, Stone, Mujica, Gibson, Roitman Nay: Kilarski Absent: Kirk

Fire Prevention Bureau

- No comment.

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 #0434-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 10

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052