

06/16/26 PC AGENDA SHEET

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 Montessouri 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**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b> |
|---------------------------|--|-----------------|-------------|
| 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 will be forwarded to the Board of County Commissioners’ meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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.

**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:**

**APPLICANT:** PEYMAN MASACHI

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