

PLAN AMENDMENT  
(TITLE 30)

**UPDATE**  
CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-21-700005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:**

**PLAN AMENDMENT** to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres.

Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

177-32-101-021

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 1.3
- Commission District: F

This is a request for a plan amendment to the Enterprise Land Use Plan map on 1.3 acres from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial). The property is located on the south side of Cactus Avenue and approximately 375 feet west of Dean Martin Drive.

**Applicant's Justification**

The applicant states that the properties to the north and east have been developed with commercial uses and the property to the south and west has been developed as an apartment complex. Given the surrounding development and the property's location on Cactus Avenue, a commercial use would be a more feasible future use on the property. Furthermore, the applicant states that the residence on the subject property has been demolished, and there has been substantial interest from several parties that would like to purchase the property for commercial uses.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|--------------|---|------------------------|---|
| North        | Corridor Mixed-Use                                  | C-2                    | Partially developed drive-thru restaurant, automobile maintenance facility, & retail building |
| South & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-3                    | Apartment complex   |
| East         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-E & C-1              | Single family residential & convenience store with fuel pumps                                 |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| CP-21-900834              | Authorizing the Chair to sign a resolution amending the Enterprise Land Use Plan map of the Master Plan is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Community Planning**

Staff finds the request for the NC (Neighborhood Commercial) land use designation is appropriate for this location. Even though the parcels to the west, south, and east are planned for Mid-Intensity Suburban Neighborhood uses, those parcels have been developed with non single family uses (an apartment complex to the west and south, and a convenience store with fuel pumps to the east). Additionally, the properties to the north across Cactus Avenue are zoned C-2, and the properties on the northwest and southwest corners of Cactus Avenue and Dean Martin Drive are zoned C-1; therefore, the proposed land use designation is consistent with the established development pattern in the area.

**Staff Recommendation**

Adopt. This item has been forwarded to the Board of County Commissioners 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:** February 1, 2022 – ADOPTED – Vote: Unanimous

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

- No comment.

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

**APPROVALS:**

**PROTEST:** 1 card

**APPLICANT:** LISA MIKAMI

**CONTACT:** MARK ANTHONY POSNER, 2293 BUCKINGHAM CT., HENDERSON, NV  
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