

05/07/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0200-KULAR GULZAR:**

**ZONE CHANGE** to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-504-002; 177-30-504-003

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.31
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use request for a proposed a convenience store with vehicle wash, gasoline station, and restaurant. According to the applicant, the zone change is intended to match the CG zoning approved on the northwest and southeast corners of Silverado Ranch Boulevard and Valley View Boulevard. Therefore, the request is consistent and compatible with the immediate area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0504	Reclassified this site to C-2 zoning with a use permit, waiver of development standards, and design review for a convenience store with vehicle wash and gasoline station - expired	Approved by BCC	October 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG & RM50	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
South	Neighborhood Commercial	CG & RS20	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-25-0199	A use permit, waiver of development standards, and design review for a convenience store with vehicle wash, gasoline station, and restaurant is a companion item on this agenda.
VS-25-0201	A vacation and abandonment of easements and right-of-way 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. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The site is bounded on 2 sides (south and west) by properties that are planned for Neighborhood Commercial uses. Furthermore, the parcel across Valley View Boulevard is currently zoned for CG. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

**Staff Recommendation**

Approval.

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:****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 #0117-

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

**Fire Prevention Bureau**

- No comment.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GURDEV SINGH KULAR

**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,  
HENDERSON, NV 89052