

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:

ZONE CHANGE to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

APN:

176-21-601-033 ptn

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: 8150 Blue Diamond Road
- Site Acreage: 4.71 (portion)/8.31 (site)
- Existing Land Use: Commercial center

Applicant's Justification

The applicant requests a zone change to CG for the western half of the subject site. The H-2 zoning district is no longer a recognized zoning district. The eastern half of the site is currently zoned CG, and the subject request for the western half would allow for cohesive zoning of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0011-16	Use permit for a major training facility	Approved by PC	January 2016
UC-0760-12	Use permit for a tanning salon	Approved by PC	December 2012
WS-0224-07	Waiver for separation between monument signs and design review for sign package	Approved by BCC	April 2007
UC-0166-07	Waivers for reduced setback and landscape buffer and use permit for a convenience store	Approved by PC	March 2007
WS-0689-06	Waiver for increased wall height	Approved by PC	June 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0587-06	Use permit and design review for a shopping center	Approved by BCC	April 2006
ZC-0120-06	Zone change to C2 for a shopping center	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family subdivision
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial center
East	Corridor Mixed-Use	CG	Commercial center (remainder of subject APN)
West	Neighborhood Commercial	CG	Healthcare facility

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

Related Applications

Application Number	Request
PA-25-700015	A master plan amendment to redesignate 4.71 acres from Compact Neighborhood to Corridor Mixed-Use 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 property surrounding the subject site is zoned CG (Commercial General), including the eastern remainder of the subject parcel. A zone change to CG would conform to the proposed CM (Corridor Mixed-Use) land use designation of this western portion of the site. An accompanying Master Plan amendment on this agenda, if approved, would approve the CM designation on the western portion of the subject site.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. CG (Commercial General) is an appropriate zoning district. This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications

may require approval of additional land use applications. For these reasons, staff finds the request for CG (Commercial General) 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: May 6, 2025 – APPROVED – Vote: Unanimous

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS: 2 cards

PROTESTS: 4 cards

APPLICANT: HMRT CSIM-BLUE DIAMOND, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135