

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0735-INTOUCH CREDIT UNION:**

**ZONE CHANGE** to reclassify 1.20 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located west of Cimarron Road and south of Blue Diamond Road within Enterprise (description of file). JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

176-21-318-001

**LAND USE PLAN:**

ENTERPRISE – NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9305 S. Cimarron Road
- Site Acreage: 1.20
- Existing Land Use: Financial services

**Applicant's Justification**

The applicant states that the existing H-2 zoning on the property is no longer a valid zoning district due to the recent update of Title 30 in January 2024. The request for CG zoning is consistent with the adjacent properties that are currently zoned CG and is conforming to the Master Plan designation of Neighborhood Commercial (NC) on the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0182-07	Waiver of development standards for modifications to an approved shopping center	Approved by PC	March 2007
UC-1138-06	Use permit for a shopping center	Approved by BCC	November 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Neighborhood Commercial	CG	Shopping center
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Mixed-use development

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

**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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Neighborhood Commercial (NC) land use category on the site. The site itself has been operating with a commercial use since 2008; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. The request for CG zoning would also allow for the site to be consistent with the CG zoning that exists for the remainder of the shopping center. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention of established local business districts. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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.

**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:****Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** INTOUCH CREDIT UNION

**CONTACT:** TOM CONDOS, INTOUCH CREDIT UNION, P.O. BOX 250169, PLANO, TX  
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