

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0325-CHETAK DEVELOPMENT:

ZONE CHANGE to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-29-404-009

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.86
- 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 application for an expansion of the existing shopping center onto the subject parcel. The existing shopping center is located on the adjacent parcel to the east (APN 177-29-404-010) and is already zoned CG. According to the applicant, the CG designation is consistent with the zoning designation for Cactus Plaza I, and conforming to the Neighborhood Commercial (NC) category of the Land Use Plan. The proposed zone change will further allow for retail business and restaurant uses that will provide additional conveniences to the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0966	Vacated and abandoned patent easements on the subject site	Approved by PC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family-residential
East	Neighborhood Commercial (NC)	CG	Shopping center
West	Corridor Mixed-Use (CM)	RS20	Undeveloped

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

Related Applications

Application Number	Request
WS-25-0327	A waiver of development standards and design review for a shopping center is a companion item on this agenda.
VS-25-0326	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.
TM-25-500082	A tentative map for a 1 lot commercial 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 CG zoning on the site is compatible with the surrounding area. The adjacent commercial development to the east is owned by the same property owner and is already zoned CG. Reclassifying this property to CG will provide uniform zoning for the entire site. Additionally, parcels farther east along Cactus Avenue and farther north along Valley View Boulevard are zoned 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:

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 #0180-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHETAK DEVELOPMENT

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