

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**

**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Pyle Avenue and east of Arville Street within Enterprise (description on file). JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-605-003

**PROPOSED LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that a single-family residential development was originally proposed for the site, but neighboring property owners expressed opposition to the residential development and indicated a preference for a commercial use instead. Therefore, the applicant is requesting a zone change for CG (Commercial General) zoning. The request contributes to the creation of a cohesive and harmonious urban environment.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-25-0350	Zone change from RS20 to RS5.2	Withdrawn at BCC	October 2025
WS-25-0351	Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development	Withdrawn at BCC	October 2025
VS-25-0352	Vacation and abandonment of patent easements	Withdrawn at BCC	October 2025

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-25-500086	Tentative map for a 6 lot single-family residential subdivision	Withdrawn at BCC	October 2025

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

**Related Applications**

Application Number	Request
PA-26-700006	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda.
VS-26-0082	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-26-0083	Waivers of development standards and design review for a restaurant and related facility is a companion item on this agenda.
TM-26-500022	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 not compatible with the surrounding area. The site is within a predominantly residential area and is surrounded on all sides by existing single-family residential homes. Commercially zoned properties in this area are located along arterial streets such as Decatur Boulevard, Cactus Avenue, Valley View Boulevard, and Silverado Ranch Boulevard. Immediately adjacent to the site to the north and east are large lot, low density homes zoned RS10 that would be adversely impacted by the request. Furthermore, a 1.25 acre sized parcel is rather small for CG zoning. Properties in the CG zone are intended to be larger and more regional serving, as Title 30 states the purpose of the CG zoning district is to accommodate traditional, auto-oriented commercial uses. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the

scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is not appropriate for this location.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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**

If approved:

- 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 #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (zone change reduction to Commercial Neighborhood).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118