

11/21/23 PC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700034-NALA PROPERTIES, LLC; ET AL:**

**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres.

Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

**LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

ENTERPRISE - OPEN LANDS

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9824 W. Pebble Road, 8880 S. Grand Canyon Drive, and N/A
- Site Acreage: 23.1 acres

Applicant's Justification

The applicant states that the surrounding area has changed over time, and that a number of R-2 zoned subdivisions have been approved to the north, south, and east. One of the subject parcels APN 176-18-801-011 is already approved to be rezoned to R-2 per NZC-22-0222, and the plan amendment request to Mid-Intensity Suburban Neighborhood (MN) would bring the Master Plan designation in line with the existing zoning on the parcel. Furthermore, there is a demand for housing in Enterprise, and many pockets of vacant land are being converted to suburban single family residential development. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 zoning for a single family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18-801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned government patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-E & R-2	Flood channel, undeveloped, & single family residential
South	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Low-Intensity Suburban Neighborhood (up to 5 du/ac),	R-E (RNP-I), R-1, & R-2	Undeveloped & single family residential
East	Open Lands	R-E	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

### Related Applications

Application Number	Request
ZC-23-0678	A zone change to reclassify the site from R-E, R-E (RNP-I) and R-2 to R-2 zoning for future single family residential development is a companion item on this agenda.

### STANDARDS FOR ADOPTION:

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

## **Analysis**

### **Comprehensive Planning**

The applicant requests a change from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category appropriate for this location. The surrounding area has seen a transition from lower density residential uses to middle density residential uses. Former R-E (RNP-I) zoned areas to the south and east have been recently approved to be rezoned to R-2 (NZA-22-0222, NZC-22-0305, & NZC-23-0239). A portion of NZC-23-0239 was approved to be rezoned to R-1, since that portion was immediately adjacent to an existing 10 lot, R-E (RNP-I) zoned subdivision. With the lack of development of R-E (RNP-I) properties and the transition to R-2 zoning in the area, the site is no longer suitable for the existing Ranch Estate Neighborhood (RN) designation. R-2 zoned properties are also located to the north across the flood channel. APN 176-18-801-011, which is a part of this request, is already zoned R-2 and the change to the MN land use category would bring the parcel in line with its existing zoning. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility.

### **Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

### **STAFF ADVISORIES:**

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CENTURY COMMUNITIES OF NEVADA, LLC

**CONTACT:** STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE ENTERPRISE LAND USE PLAN MAP OF  
THE CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

**WHEREAS**, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

**WHEREAS**, on November 21, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-23-700034 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-18-401-011; 176-18-401-012; 176-18-801-009 & 176-18-801-010 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN); and APN 176-18-801-011 from Open Lands (OL), Ranch Estate Neighborhood (RN), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment).

**PASSED, APPROVED, AND ADOPTED this 21st day of November, 2023.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_

STEVEN D. KIRK, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY