

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres.

Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk
(For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.69
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the site has a Master Plan category of Ranch Estate Neighborhood (up to 2.0 du/ac). The applicant is proposing a retail center on the property. With that, the applicant proposes a Master Plan Amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC).

The applicant states that the site was part of the 5 year update to the Enterprise Land Use Plan that was cancelled in July of 2020 due to concerns that the Planning Commission and Board of County Commissioner hearings could not be well attended due to the Covid-19 limitations. The request (LUP-20-700140) was similar in that the applicant requested the Land Use designation to be changed to Commercial Neighborhood (CN). That request was recommended for approval by the Enterprise Town Advisory Board at their March 4 and March 5, 2020 meetings on the Enterprise Land Use Plan update. Furthermore, there are several policies in the Master Plan that state neighborhoods should have access to neighborhood-serving uses that can be reasonably accessed by residents on foot, by bike, or within a short drive. There are many established

neighborhoods in the area at varying densities, the Master Plan acknowledged the need for neighborhood-serving uses Policy 1.3.3 which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I Overlay in this area Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Corridor Mixed-Use	CG	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0883	A zone change from RS20 to CG and to remove the NPO-RNP is a companion item on this agenda.
VS-25-0884	Vacation and abandonment to vacate patent easements and portion of rights-of-way is a companion item on this agenda.
WS-25-0885	Waiver of development standards and design review for a retail development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Neighborhood Commercial (NC) to be too intense for, and not compatible with, the areas southwest of Cactus Avenue and Bermuda Road. The site is currently zoned RS20 and is within the Neighborhood Protection (RNP) Overlay and there are currently no commercial zoned or planned uses on the west side of Bermuda Road between Cactus Avenue and Chartan Avenue. The request to Neighborhood Commercial (NC) does not comply 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. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Additionally, there are currently other parcels nearby that are master planned and zoned for commercial uses within walking distance for neighboring residents. For these reasons, staff cannot support the request.

Staff Recommendation

Denial. If approved, 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 March 18, 2026 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: FARUS FARMANALI

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

**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 February 17, 2026, 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-25-700057 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN: 177-33-501-005 from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Generally located south of Cactus Avenue and west of Bermuda Road.

PASSED, APPROVED, AND ADOPTED this 17th day of February, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY