

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001

EXISTING LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.16
- Existing Land Use: Undeveloped with a billboard on site

Applicant's Justification

The applicant is requesting a Master Plan Amendment to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 48 lot single-family residential subdivision with a density of 9.54 dwelling units per acre. The applicant is requesting a zone change on a 5.03 acre portion of 5.16 acres from CG to RS2. This zone change requires a Master Plan Amendment to Compact Neighborhood land use category. According to the applicant, the adjacent compact single-family residential development to the east is similar to the density and design of this development. Furthermore, the project site is only served by local streets, which make the proposed master plan amendment more compliant than the current land use, which encourages a mix of commercial, retail, and entertainment uses in a more heavily traveled roadway and activity-rich environment.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex - expired	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West	Entertainment Mixed-Use & Business Employment	RS20	US I-15 freeway & undeveloped

*Immediately west is I-15

Related Applications

Application Number	Request
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a Public Works standards related to a minor subdivision is a companion item on this agenda.
VS-25-0765	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 lot single-family residential subdivision 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 Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Compact Neighborhood is compatible with the surrounding area. Compact Neighborhood would be an appropriate transition between the existing single family residential development to the east and the interstate to the west. Also, there does not appear to be a demand for commercial uses along this stretch of the highway as several parcels in the area are developed with residential uses. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the Compact Neighborhood land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: December 16, 2025 – ADOPTED – Vote: Unanimous Absent: Gibson

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS: 2 cards

PROTEST: 5 cards

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on December 16, 2025, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on January 21, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

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

PA-25-700048 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN: 177-20-801-001 from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN). Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.

PASSED, APPROVED, AND ADOPTED this 21st day of January, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK