

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700032-BLUE RAIN PARTNERS, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres.

Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 14.19
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Mid-Intensity Suburban Neighborhood (MN) land use category is compatible with the surrounding area since similar density subdivisions exist in the area. Additionally, the request will not have any substantial adverse effect on the surrounding public facilities and services. The request will also allow for diverse housing options, and thus, meet Goal 1.1 of the Master Plan that promotes providing opportunities for housing options to meet the needs of residents of all ages, income levels, and abilities.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555	Vacate and abandon easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120 (ZC-17-1086)	First extension of time to reclassify 27.5 acres of the subject site to C-2 for a shopping center - expired	Approved by BCC	October 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-1087	Vacate and abandon easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0527	A zone change to reclassify the site from H-2 and RS20 to RS3.3 is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-25-0529	A waivers of development standards and design review for a single-family residential development that also includes APN 176-22-701-034 to the south is a companion item on this agenda.
TM-25-500130	A tentative map for a 99 lot single-family residential subdivision lots that also includes APN 176-22-701-034 to the south 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 Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (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. The request for the Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. There are existing examples of single-family residential developments located adjacent to or near Blue Diamond Road farther west. The proposed Mid-Intensity Suburban Neighborhood (MN) land use category would allow for a lower intensity use, as opposed to the existing Corridor Mixed-Use (CM) land use category, adjacent to the Neighborhood Protection (RNP) Overlay properties to the south. Therefore, the request complies with Policy 1.5.2 of the Master Plan which encourages minimizing future conflicts with higher intensity development planned on sites adjacent to RNP areas. The MN land use category also allows for a transition between a busy state highway (Blue Diamond Road) and the RNP areas to the south. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate for this location.

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 **November 5, 2025** 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST: 9 cards, 3 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119

**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 September 16, 2025, 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-25-700032 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-22-601-026, 031, & 032; and 176-22-701-001 & 030 from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN). Generally located south of Blue Diamond Road and west of Montessouri Street.

PASSED, APPROVED, AND ADOPTED this 7th day of October, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY