

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SC-25-0370-JEN HOLDCO 23, LLC:**

**STREET NAME CHANGE** to name an unnamed road to Highlands Ridge Trail.

Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise.  
JJ/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

191-07-211-001; 192-01-301-001; 192-01-601-001; 192-12-000-001

**LAND USE PLAN:**

ENTERPRISE - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A

Applicant's Justification

The applicant is requesting to name an unnamed road situated within a BLM land grant to "Highlands Ridge Trail." There are no existing homes, businesses, or habitable structures along the road that would be impacted by this request. This request is to create a street name for a road that will provide access to a proposed subdivision.

**Prior Land Use Requests for APN 192-01-601-001**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-400488-00 (UC-1934-99)	First extension of time for gravel pit/extraction facility	Approved by PC	December 2000
UC-1934-99	Gravel pit/extraction facility	Approved by PC	December 1999
WC-400371-99 (ZC-1117-99)	A waiver of conditions to 1) remove utility easement requirements, 2) remove 30 foot dedication for Dobbie Avenue, and 3) remove portions of knuckles at Lindell Road	Approved by BCC	October 1999
ZC-1117-99	A zone change from R-E and R-2 to P-F and a use permit for a detention basin facility	Approved by BCC	August 1999

**Prior Land Use Requests for APN 192-01-301-001 & 192-12-000-001**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0386-99	Use permit for a transmission line	Approved by PC	April 1999

**Prior Land Use Requests for APN 191-07-211-001**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-24-400002 (ZC-1536-05)	First extension of time for a zone change from R-E to an R-2 & P-C (Planned Community Overlay), a use permit for modified residential development standards, and a variance for setbacks	Approved by BCC	February 2024
ET-24-400003 (ZC-0750-06)	First extension of time for a zone change from C-2 and H-1 to an R-2 & P-C (Planned Community Overlay); a use permit for modified residential development standards and allow a public facility (water pumping station and reservoir) in a residential district; a variance increase block wall heights and eliminate the landscaping requirement for a public facility; waiver of development standard to allow early rough grading and establish modified improvement standards	Approved by BCC	February 2024
TM-23-500164	Tentative map of 190 single-family detached residential lots and 2 common lots	Approved by BCC	January 2024
UC-23-0771	Use permit for modified wall height standards and modified front setback standards; waiver of development standard for modified street improvement standards; design review for detached single-family residential development, allow hammerhead cul-de-sacs, and finished grade	Approved by BCC	January 2024
ET-19-400156 (TM-13-500030)	First extension of time for a tentative map of 207 single-family residential lots and common element lots	Approved by BCC	January 2020
TM-15-500181	Tentative map of 207 single-family residential lots and common element lots	Approved by BCC	May 2013
UC-18-0773	Use permit for modified wall height standards, waivers of development standard to allow modified street improvement standards, allow modified driveway design standards, and allow non-standard improvements within the private right-of-way, and design review for a single-family residential development	Approved by BCC	December 2018

**Prior Land Use Requests for APN 191-07-211-001**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-08-0274	Use permit for modified development standards on approximately 700 acres in the Southern Highlands Master Planned Community	Approved by PC	May 2008

\*Additional land use applications have been previously approved on this site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid- Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2, PF, RS3.3, & R2	Single-family residential development
South & West	Open Lands	RS20	Undeveloped
East	Mid- Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands, Public use	PF, RS3.3, R-E, R-2, & C-2	Single-family residential development & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Building Department - Addressing**

This street name change application is to name a BLM right-of-way grant (easement) south of Starr Hills Avenue. The easement was not previously named with Clark County but is known as West Ridge Access Road and is proposed to be officially named Highlands Ridge Trail. This BLM right-of-way easement is to provide access to the subdivision approved under TM 23-500164. The street name Highlands Ridge Trail has been approved by the Combined Fire Communication Center and meets the street naming requirements per the Las Vegas Valley Street Naming and Address Assignment Policy. Naming this BLM right-of-way easement will have a positive impact for the development and assist the general public, USPS and emergency services with their navigation in locating the new subdivision. Therefore, staff recommends approval.

**Staff Recommendation**

Approval.

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:**

**Comprehensive Planning**

- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

**Public Works - Development Review**

- No comment.

**Building Department - Addressing**

- Subject to Highlands Ridge Trail.

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

- No comment.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118