

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres.

Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action)

RELATED INFORMATION:

APN:

176-21-601-033 ptn

EXISTING LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

PROPOSED LAND USE PLAN:

ENTERPRISE- CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8150 Blue Diamond Road
- Site Acreage: 4.71 (portion) 8.31 site
- Existing Land Use: commercial center

Applicant's Justification

The applicant requests a Master Plan amendment to Corridor Mixed-Use (CM) for the western half of the subject site which has been developed as a shopping center. This will result in the entire site having the Corridor Mixed-Use (CM) land use category, as the eastern half is currently designated Corridor Mixed-Use (CM). According to the applicant, the nearby intersections are also designated as Corridor Mixed-Use (CM). The request will have no additional impacts on surrounding infrastructure.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-16-0011	Use permit for a major training facility	Approved by PC	January 2016
UC-12-0760	Use permit for a tanning salon	Approved by PC	December 2012

Prior Land Use Requests

Application Number	Request	Action	Date
WS-07-0224	Waiver for separation between monument signs and design review for sign package	Approved by BCC	April 2007
UC-07-0166	Waivers for reduced setback and landscape buffer and use permit for a convenience store	Approved by PC	March 2007
WS-06-0689	Waiver for increased wall height	Approved by PC	June 2006
UC-06-0587	Use permit and design review for a shopping center	Approved by BCC	April 2006
ZC-06-0120	Zone change to C2 for a shopping center	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family subdivision
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial center
East	Corridor Mixed-Use	CG	Commercial center (remainder of subject APN)
West	Neighborhood Commercial	CG	Healthcare facility

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

Related Applications

Application Number	Request
ZC-25-0210	Zone change from H-2 to CG for a 4.71 acre portion of the subject site 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 Compact Neighborhood (CN) to Corridor Mixed-Use (CM). Intended primary uses in the proposed Corridor Mixed-Use (CM) category include a mix of retail, restaurants, office, service commercial, entertainment and other professional services.

This site is developed with an existing shopping center with a variety of businesses that reflect the intended uses of the Corridor Mixed-Use (CM) land use. The surrounding area includes a number of existing retail centers with similar uses to those within the shopping center on the subject site. The Blue Diamond Road corridor encompasses a number of intersections with the Corridor Mixed-Use (CM) designation, and the subject request will complement those existing land use designations. The proposed amendment to Corridor Mixed-Use (CM) will create a cohesive Master Plan category for the entire site. For these reasons, staff finds the request for the Corridor Mixed-Use 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 June 4, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: HMRT/CSIM-BLUE DIAMOND, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #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 May 6, 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-25-700015 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on a portion of APN 176-21-601-033 from Compact Neighborhood (CN) to Corridor Mixed-Use (CM). Generally located on the northeast corner of Blue Diamond Road and Cimarron Road.

PASSED, APPROVED, AND ADOPTED this 6th day of May, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY