

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700013-MOISES, TANIA:**

**PLAN AMENDMENT** to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON).

Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock. JJ/al (For possible action)

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RELATED INFORMATION:

**APN:**

175-24-502-006

**EXISTING LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

**PROPOSED LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.12
- Existing Land Use: Undeveloped

**Background**

The property is a privately owned parcel that is currently zoned H-2 (General Highway Frontage). On March 20, 2024, the Board of County Commissioners directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Title 30 Development Code based on existing land use and conformance to the Master Plan. The parcel is in the Open Lands (OL) category in the Master Plan. The OL land use category is typically designated for lands in rural areas that are owned or managed by state and federal agencies. As an undeveloped privately owned parcel it is recommended that the parcel be reclassified from H-2 to RS80 (Residential Single-Family 80). However, the RS80 zoning district does not conform to the OL land use category in the Master Plan. This request is to redesignate the parcel to the ON category which would be consistent with the other privately owned parcels in the area. Approval of this request would allow the parcel to be reclassified from H-2 to RS80 which is consistent zoning for privately owned parcels in rural areas.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Blue Diamond Road & undeveloped
East	Open Lands	H-2	Undeveloped
West	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0197	Reclassify 0.12 acres from H-2 to RS80 is a companion item on this agenda.
PA-25-700014	Redesignate a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
ZC-25-0198	Reclassify 2.28 acres from H-2 to RS80 is a related item on this agenda.
ZC-25-0196	Reclassify portions of 1,191.94 acres from H-2 to OS, RS80, CG and PF is a related 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 proposed change is from Open Lands (OL) to Outlying Neighborhood (ON). Intended primary land uses in the proposed ON land use category include single-family detached homes. Supporting land uses include accessory dwelling units, grazing, small-scale crop and food production, low-intensity agriculture and associated outbuildings, and neighborhood-serving public facilities such as parks, trails, open space, and other complementary uses.

The property is a small privately owned parcel adjacent to Blue Diamond Road and is in the OL category in the Master Plan. The primary land uses for the OL category include active and passive recreation, habitat conservation, grazing and designated military facilities with

supporting land uses to include renewable energy facilities. These types of uses are typically developed on public lands or on large privately owned properties. This property is not large enough to accommodate these types of uses. The Master Plan describes one of the characteristics of the OL land use category as open lands and facilities that are owned and managed by state and federal agencies. This parcel is privately owned and the other privately owned parcels in this area are in the ON category in the Master Plan. For consistency, this parcel should be redesignated to the ON category to match the other privately owned parcels in the area. For these reasons, staff finds the request for the ON 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.

### **STAFF ADVISORIES:**

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

- **No comment.**

**PLANNING COMMISSION ACTION:** April 15, 2025 – ADOPTED – Vote: Unanimous  
Absent: Frasier, Kirk

**TAB/CAC:** Red Rock - approval.

**APPROVALS:**

**PROTEST:** 1 card, 1 letter

**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING

**CONTACT:** CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND  
CENTRAL PARKWAY, LAS VEGAS, NV 89155

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE NORTHWEST COUNTY (RED ROCK) 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 April 15, 2025, the Clark County Planning Commission adopted an amendment to the Northwest County (Red Rock) Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on May 21, 2025, 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 Northwest County (Red Rock) Land Use Plan Map by:

PA-25-700013 - Amending the Northwest County (Red Rock) Land Use Plan Map of the Clark County Master Plan on APN 175-24-502-006 from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way.

**PASSED, APPROVED, AND ADOPTED this 21<sup>st</sup> day of May, 2025.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK