

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700026-BOLOGNESE, JOSEPH & VIVI A:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 1.93 acres.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9770 W. Serene Avenue
- Site Acreage: 1.93
- Existing Land Use: Single family residence

Applicant's Justification

According to the applicant, the Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and complements the surrounding land use designations. The shift to CN (Compact Neighborhood) reflects a response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by MN (Mid-Intensity Suburban Neighborhood) to the north, east, west, and south of the development. The amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses but also embraces a mix of different residential intensities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Use permit for a minor training facility (community gardening)	Withdrawn	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Developing single-family residential

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

Related Applications

Application Number	Request
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-26-0321	A waiver of development standards and design review for an attached single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for an attached single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for 26 single-family attached residential lots 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 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.

Staff finds the request to redesignate the site to Compact Neighborhood (CN) will not be compatible with the surrounding area. The subject site is surrounded by developed detached single-family homes zoned RS3.3 (Residential Single-Family 3.3) and master planned MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac). The closest smaller lot single family development is over a quarter mile away on the west side of Conquistador Street and there is no attached product anywhere in the general area. Furthermore, directly to the south of this site is an RS3.3 (Residential Single-Family 3.3) single-family residential subdivision that is currently completing construction; and therefore, shows that a similarly sized and shaped site is viable for medium-density housing. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved 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 August 19, 2026 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

**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 July 21, 2026, 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-26-700026 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-19-601-025 from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Generally located north of Serene Avenue and east of Grand Canyon Drive.

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

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY