

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700033-ALL INVESTMENTS, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

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: N/A
- Site Acreage: 2.99
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the request for Compact Neighborhood (CN) is appropriate since it aligns with the evolving needs of the community and strategically complements the surrounding land use designations. The amendment promotes a more versatile and dynamic development that aligns with the community's vision.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| ET-24-400118 (ZC-22-0432) | First extension of time to commence a mini-warehouse facility subject until October 4, 2026 to commence | Approved by BCC | December 2024 |
| ZC-22-0432 | Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility | Approved by BCC | October 2022 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------|--|----------------------------------|---|
| North & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use | RS3.3 & CG | Single-family residential & undeveloped |
| West | Corridor Mixed-Use | H-2 | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-25-0552 | A zone change to reclassify the site from CG to RS2 is a companion item on this agenda. |
| WS-25-0554 | Waivers of development standards and design review for a single-family residential development is a companion item on this agenda. |
| VS-25-0553 | A vacation and abandonment of easements is a companion item on this agenda. |
| TM-25-500138 | A tentative map for a 25 lot single-family residential subdivision 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). Intended primary land uses in the proposed Compact Neighborhood (CN) 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.

The proposed Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. There are a number of RS3.3 zoned single-family residential developments located immediately adjacent to Blue Diamond Road in the area. Given that the site is located adjacent to a state highway (Blue Diamond Road), staff finds it appropriate to have the higher density residential that Compact Neighborhood (CN) provides at this location. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources. For these reasons, staff finds the request for the Compact Neighborhood (CN) 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.

PLANNING COMMISSION ACTION: September 16, 2025 – ADOPTED – Vote: Unanimous Absent: Gibson, Stone

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 5 cards

PROTEST: 15 cards

COUNTY COMMISSION ACTION: October 22, 2025 – HELD – To 11/19/25 – per the applicant.

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – No Date – per the applicant.

APPLICANT: LGI HOMES-NEVADA, LLC

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

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 September 16, 2025, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on April 22, 2026, 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 Enterprise Land Use Plan Map by:

PA-25-700033 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-19-601-002 & 026 from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Generally located north of Blue Diamond Road and east of Park Street (alignment).

PASSED, APPROVED, AND ADOPTED this 22nd day of April, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK