

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-30-801-005; 177-30-801-031 ptn; 177-30-813-001

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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: 12.68 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed plan amendment to Compact Neighborhood (CN) will create a transitional area between the commercially planned area to the south and the lower density residential area to the north. The request will also allow for more diverse housing options for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved by BCC	August 2025

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0517	A zone change for a portion of the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development for a portion of the site is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
TM-25-500128	A tentative map for a portion of the site for 111 single-family 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 Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) category for a portion of the site. 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 a portion of the site is compatible with the surrounding area. The abutting properties to the east across Valley View Boulevard are currently planned for Compact Neighborhood (CN) and zoned RM18. Furthermore, the proposed Compact Neighborhood (CN) land use category for the site will provide a transition from the Corridor Mixed-Use (CM) planned land use category south of the site to the lower density RS3.3 zoned single-family residential developments north of the site. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations that provide opportunities to expand “middle” housing options that are less prevalent in unincorporated parts of Clark County. 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 2, 2025 – ADOPTED – Vote: Unanimous
Absent: Kirk

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 11 cards, 4 letters

APPLICANT: KB HOME

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

**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 2, 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 October 8, 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 Enterprise Land Use Plan Map by:

PA-25-700031 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-30-801-005; 177-30-813-001; and a portion of APN 177-30-801-031 from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Generally located west of Valley View Boulevard and north of Cactus Avenue.

PASSED, APPROVED, AND ADOPTED this 8th day of October, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK