

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres.

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

RELATED INFORMATION:

APN:

176-22-601-005; 176-22-601-007

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7202 Blue Diamond Road
- Site Acreage: 4.51
- Existing Land Use: Undeveloped

Applicant's Justification

That applicant states that the Compact Neighborhood (CN) land use category is appropriate for the site since the request promotes sustainable urban growth while addressing the community's evolving housing and development needs. Higher density development makes better use of limited land resources by accommodating more residents and amenities within the same footprint. The proposed land use category will allow for development to occur at a greater intensity, with varied housing options, while still being compatible with adjacent land uses.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|-------------|
| TM-19-500097 | Tentative map for a 1 lot commercial subdivision - expired | Approved by PC | June 2019 |
| VS-19-0356 | Vacation and abandonment government patent easement - expired | Approved by PC | June 2019 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| ZC-18-0434 | Zone change from U-V to C-1 zoning for a mini-warehouse facility | Approved by BCC | July 2018 |
| NZC-0499-07 | Non-conforming zone change from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager’s residence - expired | Approved by BCC | July 2007 |
| ZC-0972-05 | Zone change the site from R-E to U-V zoning for a mixed-use development - expired | Approved by BCC | September 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|---------------------------|
| North | Public Use | H-2 & RS3.3 | Single-family residential |
| South | Corridor Mixed-Use | H-2 | Communications facility |
| East | Corridor Mixed-Use | CG | Mixed-use development |
| West | Neighborhood Commercial | H-2 & RS20 | Undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-26-0271 | A zone change from CG to RM18 is a companion item on this agenda. |
| VS-26-0272 | A vacation and abandonment of government patent easements is a companion item on this agenda. |
| WS-26-0273 | Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda. |
| TM-26-500070 | A tentative map for a 52 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 Neighborhood Commercial (NC) 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 request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The Compact Neighborhood (CN) land use category will allow for a transition from a busy state highway (Blue Diamond Road) to the lower density RS3.3 zoned single-family residential to the north. Furthermore, although the adjacent property to the east is planned for Corridor Mixed-Use (CM), the site is a mixed-use development where the residential component was developed at a density of 17.2 dwelling units per acre which is similar to the density allowed in the Compact Neighborhood (CN) land use category. 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 in order to provide opportunities to expand “middle” housing options. 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 will be forwarded to the Board of County Commissioners’ meeting for final action on July 22, 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

**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 June 16, 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-26-700025 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-22-601-005 & 007 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located north of Blue Diamond Road and west of Montessouri Street (alignment).

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY