

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700010-STARDUST TOWERS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres.

Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

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: 8818 Giles Street (multiple addresses)
- Site Acreage: 6.32
- Existing Land Use: Single family residence/ undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment to Compact Neighborhood (CN). More specifically, the site is proposed for development of an 83 lot single-family attached townhouse project with a density of 13.13 dwelling units per acre. The applicant is requesting a zone change on 6.32 acres from a CR and RS20 to RM18. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, changing the planned land use category to a residential category will provide for an opportunity to develop much needed housing in the area and will offer first time home buyers an alternative to traditional single family detached product.

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
UC-0484-06	Use permit and design review for a 164-unit resort condominium	Approved by BCC	December 2006
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential
South	Neighborhood Commercial	CR	Multi-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Vacant & electric substation

Related Applications

Application Number	Request
VS-25-0140	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
ZC-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-25-500032	A tentative map for 83 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.

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 May 7, 2025 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.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST:

APPLICANT: EDDIE DUENAS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120

**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 April 1, 2025, 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-25-700010 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009, and 177-16-405-010 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located on the north side of Pebble Road and east side of Giles Street.

PASSED, APPROVED, AND ADOPTED this 1st day of April, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY