

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:**

**PLAN AMENDMENT** to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-801-001

**EXISTING LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT 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: 5.16
- Existing Land Use: Undeveloped with a billboard on site

**Applicant's Justification**

The applicant is requesting a Master Plan Amendment to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 48 lot single-family residential subdivision with a density of 9.54 dwelling units per acre. The applicant is requesting a zone change on a 5.03 acre portion of 5.16 acres from CG to RS2. This zone change requires a Master Plan Amendment to Compact Neighborhood land use category. According to the applicant, the adjacent compact single-family residential development to the east is similar to the density and design of this development. Furthermore, the project site is only served by local streets, which make the proposed master plan amendment more compliant than the current land use, which encourages a mix of commercial, retail, and entertainment uses in a more heavily traveled roadway and activity-rich environment.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex - expired	Approved by BCC	December 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West	Entertainment Mixed-Use & Business Employment	RS20	US I-15 freeway & undeveloped

\*Immediately west is I-15

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a Public Works standards related to a minor subdivision is a companion item on this agenda.
VS-25-0765	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 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 Entertainment Mixed-Use (EM) 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.

The request for Compact Neighborhood is compatible with the surrounding area. Compact Neighborhood would be an appropriate transition between the existing single family residential development to the east and the interstate to the west. Also, there does not appear to be a demand for commercial uses along this stretch of the highway as several parcels in the area are developed with residential uses. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the Compact Neighborhood 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 January 21, 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.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** NEVADA INTERNATIONAL INVEST, LTD

**CONTACT:** WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV  
89113

**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 December 16, 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-25-700048 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN: 177-20-801-001 from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN). Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.

**PASSED, APPROVED, AND ADOPTED this 16<sup>th</sup> day of December, 2025.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
VIVIAN KILARSKI, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY