

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres.

Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

**EXISTING LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**PROPOSED LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 11.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for Urban Neighborhood (UN) for the site is appropriate since the area is seeing a trend toward higher density residential uses. The properties to the south have recently been rezoned to RUD (RS2) and R-5 (RM50) zoning per NZC-20-0477 and NZC-21-0571, respectively. Additionally, a daycare facility was recently approved on the CG zoned parcel that the subject site borders on the north, east, and west per UC-23-0682. Multi-family residential and a daycare facility are compatible uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners.	Approved by BCC	January 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20, RS2, & CG	Undeveloped and single-family residential development
East	Public Use	PF	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0005	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-25-0006	A vacation and abandonment for patent easements and portions of right-of-way being Decatur Boulevard and Le Baron Avenue is a companion item on this agenda.
WS-25-0008	Waivers of development standards and a design review for a multi-family residential development 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 to the land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. The area has been transitioning from commercial/industrial uses to higher density residential uses. Although properties to the south are planned for Business Employment (BE) uses, those properties were approved for RM50 and RS2 zoning. The proposed UN land uses category on the subject site is a continuation of the established trend. The adjacent flood control channel and detention basin to the north and east will help buffer the site. Furthermore, Decatur Boulevard, a major arterial street, separates the site from the single-family residential to the west. The CG zoned parcel that sits in the middle of the project area, along Le Baron Avenue, is approved for a daycare facility per UC-23-0682 which can help provide a needed service for future residents of the site. The request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities and in numerous locations. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is appropriate for this location.

#### **Department of Aviation**

APN'S 177-30-106-004, 177-30-106-005 and 177-30-105-003 are subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued, and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

#### **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:** February 18, 2025 – ADOPTED – Vote: Unanimous  
**Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPROVALS:** 4 cards

**PROTEST:** 10 cards

**APPLICANT:** PICERNE DEVELOPMENT CORP

**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

**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 February 18, 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 March 19, 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-25-700001 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-30-105-003 and 177-30-106-001, 004, & 005 from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue.

**PASSED, APPROVED, AND ADOPTED this 19<sup>th</sup> day of March, 2025.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK