

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700053-MAI HUAN QUAN & ZHONG QING:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres.

Generally located south of Silverado Ranch Boulevard and east of Gilespie Street within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-28-501-002; 177-28-501-004

EXISTING LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.70
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for the Urban Neighborhood (UN) land use category is appropriate since Urban Neighborhood (UN) exists to the northeast across Silverado Ranch Boulevard, Neighborhood Commercial (NC) is adjacent to the west, and the site has close access to Interstate 15 and Las Vegas Boulevard to the west. The request will also support Goals 1.1 and 1.2 of the Master Plan which promotes opportunities for diverse housing options and expanding the number of long-term affordable housing units. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400001 (VS-0813-17)	Second extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired	Approved by BCC	April 2022
ET-19-400157 (VS-0813-17)	First extension of time to vacate and abandon easements and a portion of right-of-way being Walmer Castle Lane - expired	Approved by BCC	February 2020
ZC-0812-17	Reclassified the site from R-E to RUD zoning for a residential planned unit development	Approved by BCC	November 2017
VS-0813-17	Vacation and abandonment of easements and a portion of right-of-way being Walmer Castle Lane - expired	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32	Multi-family residential
South & West	Neighborhood Commercial	CP	Office complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential planned unit development

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

Related Applications

Application Number	Request
ZC-25-0853	A zone change from RS20 and RS2 to RM32 is a companion item on this agenda.
UC-25-0854	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.
VS-25-0852	A vacation and abandonment for easements and portions of right-of-way is a companion item on this agenda.
TM-25-500206	A tentative map for 7 residential lots that include the adjacent 6 single-family residential lots to the east 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 Mid-Intensity Suburban Neighborhood (MN) 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 (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The request for Urban Neighborhood (UN) is not compatible with the surrounding area. Urban Neighborhood (UN) allows for greater than 18 dwelling units per acre (du/ac). Although there are properties planned for Urban Neighborhood (UN) and zoned RM32 in the area, they are located on the north side of Silverado Ranch Boulevard and separated from the subject site by a 100 foot wide arterial street. Properties south of Silverado Ranch Boulevard are developed at a much lower density. The adjacent single-family residential subdivision to the east is zoned RS20. Although the subdivision was developed as a planned unit development, the density of the subdivision is still approximately 3 du/ac. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, 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 March 4, 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: MARK MULHALL

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

**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 February 3, 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-25-700053 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-28-501-002 & 004 from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Generally located south of Silverado Ranch Boulevard and east of Gilespie Street.

PASSED, APPROVED, AND ADOPTED this 3rd day of February, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY