

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0196-BLUE DIAMOND CENTERS, LLC:

ZONE CHANGES to reclassify portions of 1,191.94 acres as follows: **1)** reclassify portions of 206.49 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; **2)** reclassify 0.16 acres from an H-2 (General Highway Frontage) Zone to a PF (Public Facility) Zone; **3)** reclassify 17.76 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and **4)** reclassify portions of 967.53 acres from an H-2 (General Highway Frontage) Zone to an OS (Open Space) Zone.

Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way within Red Rock (description on file). JJ/al (For possible action)

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: On file
- Site Acreage: Portions of 1,191.94 acres
- Existing Land Use: Single-family residences and undeveloped

Background

The H-2 zoning district has not been widely used in Clark County for many years. It was an obsolete zoning district which allowed incompatible uses to be developed adjacent to each other. Since 1990, applications for zone changes to the H-2 zoning district were no longer permitted. When the Board of County Commissioners (Board) adopted the revised Title 30 Development Code (Code) in August 2023, the H-2 zoning district was removed from the Code. On March 20, 2024, the Board directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Code. The request is to change the zoning districts from H-2 to RS80 (Residential Single-Family 80), CG (Commercial General), PF (Public Facility), or OS (Open Space) to align with the Master Plan land use categories.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	PF, RS80, & RS20 (RRO)	Reservoir for water district, detention basin & undeveloped
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & RS20 (RRO)	Single-family residential & undeveloped
East	Open Lands; Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac); & Public Use (PU)	H-2, CG, RS20, & RS3.3 (RRO)	Single-family residential & undeveloped
West	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & RS20 (RRO)	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-25-700013	A plan amendment to redesignate 0.12 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
ZC-25-0197	A zone change to reclassify 0.12 acres from H-2 to RS80 is a related item on this agenda.
PA-25-700014	A plan amendment to redesignate 2.28 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
ZC-25-0198	A zone change to reclassify 2.28 acres from H-2 to RS80 is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. For these reasons, staff finds the request to rezone the properties to the RS80, CG, PF, or OS zoning districts is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of each parcel has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation

Approval.

If this request is approved, 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Red Rock - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155