

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: CP-25-900446: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On May 21, 2025, the Board of County Commissioners (Board) discussed AG-25-900355 and directed staff to prepare an amendment to the Clark County Master Plan (Master Plan) to add a new single-family residential land use category with a density maximum of 3.5 dwelling units per acre (du/ac).

Prior to the update of the Master Plan being adopted by the Board on November 17, 2021, the Master Plan contained a number of single-family residential land use categories, one being Residential Low (RL) which allowed up to 3.5 du/ac. As a result of RL being removed from the Master Plan in 2021, the next residential land use category after Ranch Estate Neighborhood (up to 2 du/ac) is Low-Intensity Suburban Neighborhood (up to 5 du/ac). Adding a residential land use category with a density maximum of 3.5 du/ac would allow greater transition of residential densities between the Ranch Estate Neighborhood and Low-Intensity Suburban Neighborhood land use categories. It would also allow for greater buffering and transition of residential densities to areas within the Neighborhood Protection (Rural Neighborhood Preservation) Overlay.

Staff recommends the Planning Commission conduct a public hearing and adopt the additional single-family residential land use category within the Master Plan.

Cleared For Agenda
07/01/25

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE PLANNED LAND USE CATEGORIES 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, on July 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 an amendment to Section 3, Growth Framework, of the Clark County Master Plan by:

CP-25-900446 - Amending the Clark County Master Plan to add a new single-family residential Land Use Category with a density maximum of 3.5 du/ac as follows:

Suburban Estate Neighborhood (SN)

Primary Land Uses

Single-family detached homes

Supporting Land Uses

Limited opportunities for the raising and keeping of animals for personal enjoyment, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Density

Up to three and a half (3.5) dwelling units per acre

Conforming Zoning Districts

RS80, RS40, RS20, RS10, PF

Characteristics

- Predominantly comprised of single-family detached homes on large lots
- Provides a transition between lower density, large lots and higher density, medium to large lots
- Amenities and infrastructure encourage walking and biking, including access to trails
- Transit service is typically limited

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

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY