

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Mid-Intensity Suburban Neighborhood (MN) land use category is compatible with the surrounding properties directly to the east and south. Additionally, the request provides a buffer between the properties to the south and to the north. The proposed land use category change will not have a detrimental effect on the surrounding public facilities, infrastructure, and services. Surrounding developments have brought the required facilities directly adjacent to the site including sewer, water, power, cable, etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
ZC-25-0427	A zone change from RS20 to RS3.3 and to remove the NPO-RNP is a companion item on this agenda.
WS-25-0429	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0428	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500101	A tentative map for 54 single-family residential lots 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 Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The proposed Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. The abutting single-family residential subdivision to the east is planned for Low-Intensity Suburban Neighborhood (LN) uses but a non-conforming zone change (NZC-0600-17) was approved for R-2 zoning (RS3.3 equivalent) which is conforming to the proposed Mid-Intensity Suburban Neighborhood (MN) land use category. A similar subdivision located approximately 700 feet to the northwest that is also planned for Low-Intensity Suburban Neighborhood (LN) uses was also approved for R-2 zoning (RS3.3 equivalent) through a non-conforming zone change (NZC-20-0524). The proposed Mid-Intensity Suburban Neighborhood (MN) land use category will also provide an appropriate transition from the more intense mixed-use development to the south and the RS20 (NPO-RNP) zoned single family residential properties to the north. Agate Avenue will also provide a buffer and separation from the Ranch Estate Neighborhood (RN) land use category and RS20 (NPO-RNP) zoned properties to the north. Although there is a single-family residence zoned RS20 (NPO-RNP) on the adjacent property to the west, that property is planned for Neighborhood Commercial uses. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) 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 August 20, 2025 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 - denial.

APPROVALS:

PROTEST:

APPLICANT: KB HOME

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

**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 July 15, 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-25-700027 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-22-201-002, 176-22-201-003, and 176-22-201-024 from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the southwest corner of Agate Avenue and Pioneer Way.

PASSED, APPROVED, AND ADOPTED this 15th day of July, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY