

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0552-ALL INVESTMENTS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.99
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the proposed RS2 zoning will allow for a transition from Blue Diamond Road to the south and the commercial planned properties to the west to the RS3.3 zoned single-family residential development to the north and east. The request promotes a more efficient use of land consistent with smart growth principles.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400118 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility subject until October 4, 2026 to commence	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment to redesignate the site from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0554	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0553	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500138	A tentative map for a 25 lot single-family subdivision lots is a companion 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. The request for RS2 zoning is compatible with the surrounding area. The proposed RS2 zoning will allow for a transition from Blue Diamond Road and the commercially planned properties to the west to the RS3.3 zoned single-family residential development to the north and east. Furthermore, there are a number of single-family residential developments located immediately adjacent to Blue Diamond Road in the area already. Although most of the single-family residential developments are zoned RS3.3 in the area, the requested and more intense RS2 zoning is appropriate for the site since the property is located immediately adjacent to a state highway (Blue Diamond Road). The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources. For these reasons, staff finds the request for RS2 zoning is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: September 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson, Stone

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0239-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 8 cards

PROTESTS: 14 cards

COUNTY COMMISSION ACTION: October 22, 2025 – HELD – To 11/19/25 – per the applicant.

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – No Date – per the applicant.

APPLICANT: LGI HOMES-NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118