

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700024-DIAMOND RAVEN, LLC:**

**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres.

Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-104-004; 177-20-104-005; 177-20-104-007

**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: 3085 & 3200 W. Pebble Road
- Site Acreage: 4.84
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for Mid-Intensity Suburban Neighborhood (MN) is appropriate for the site since it is located between Dean Martin Drive and I-15, two extremely heavily trafficked corridors. A slight increase in allowable density to MN is appropriate as the area is changing. By way of example, the applicant cites a nonconforming zone change (equivalent to RS3.3) that was approved in 2022, just to the south of the subject site. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element	Withdrawn	February 2025
VAC-40-87	Vacated and abandoned the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & H-2	Undeveloped
South	Business Employment	RS20	Place of Worship
East	Entertainment Mixed-Use	CR	I-15 & undeveloped
West	Low Intensity Suburban Neighborhood (up to 5 du/ac); Neighborhood Commercial	RS20	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street landscaping, freeway buffer, and to allow attached sidewalks for single-family residential subdivision is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-25-500115	A tentative map for a 38 lot single-family residential subdivision 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 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.

Staff finds the request for the Mid-Intensity Suburban Neighborhood land use category appropriate for this location. Properties along the interstate have seen a transition from lower density residential uses to higher density residential and low intensity industrial developments. Former R-E (now RS20) zoned parcels to the south have recently been approved through nonconforming zone changes to RS3.3 (formerly R-2), and farther to the north there are two site that have been rezoned to IP (formerly M-D). Furthermore, staff finds that the proposed project will provide a buffer between the high traffic volume of I-15 and the rural density housing on the west side of Dean Martin Drive. 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 while considering community compatibility. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood category appropriate.

### **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 **April 2, 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:**

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC: Enterprise - denial.**

**APPROVALS:**

**PROTEST: 4 cards, 1 letter**

**PLANNING COMMISSION ACTION:** November 19, 2024 – HELD – To 12/17/24 – per the applicant.

**PLANNING COMMISSION ACTION:** December 17, 2024 – HELD – To 02/04/25 – per the applicant.

**PLANNING COMMISSION ACTION:** February 4, 2025 – HELD – To 03/04/25 – per the applicant.

**APPLICANT:** DIAMOND RAVEN, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE ENTERPRISE COUNTY 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 March 4, 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-24-700024 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 177-20-104-004; 177-20-104-005; and 177-20-104-007 from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the south side of Pebble Road and the west side of Interstate 15.

**PASSED, APPROVED, AND ADOPTED this 4th day of March, 2025.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
VIVIAN KILARSKI, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY