

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700008-PACIFIC CLASSIC, LLC:**

**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres.

Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-18-602-029 ptn

**EXISTING LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**PROPOSED LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.05 portion (8.7 overall)
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the site has a Master Plan designation of Entertainment Mixed-Use (EM). The applicant is proposing a future office and warehouse complex on the south portion of the property, and commercial development fronting onto Blue Diamond Road. With that, the applicant proposes a Master Plan amendment from EM to Business Employment (BE) on the south portion of the site. The existing EM land use designation on the northern portion of the site will remain to be compatible with the proposed rezoning to CG. Companion applications for a zone change, design review, waivers of development standards have also been submitted for the commercial site. The applicant indicates there are several industrial uses along Blue Diamond Road that are in the vicinity of this site. Between Jones Boulevard and Edmond Street, there is approximately 100 acres of Industrial Park (IP) zoned parcels, most of them Master Planned BE. Further west on Blue Diamond Road, both to the north and the south, are extensive areas of Industrial Light (IL) zoned land running alongside the railroad tracks.

### Surrounding Land Use

|        | Planned Land Use Category            | Zoning District (Overlay) | Existing Land Use                         |
|--------|--------------------------------------|---------------------------|---|
| North* | Entertainment Mixed-Use              | CG & H-2 (AE-60)          | Shopping center & undeveloped             |
| South  | Entertainment Mixed-Use              | RS20, H-2, & CG (AE-60)   | Undeveloped & mini storage                |
| East   | Entertainment Mixed-Use & Public Use | RS20, H-2, & CG (AE-60)   | Nevada Power Substation & shopping center |
| West   | Entertainment Mixed-Use              | CG & H-2 (AE-60)          | Retail center & undeveloped               |

\*Immediately to the north is Blue Diamond Road. The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

| Application Number | Request   |
|--------------------|---|
| ZC-25-0107         | A zone change to reclassify the site from H-2 and RS20 to CG and IP is a companion item on this agenda. |
| DR-25-0108         | A design review for a shopping center 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 Entertainment Mixed-Use (EM) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense, and not compatible with the surrounding zoning and uses in the area. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is on the other side of Blue Diamond Road near the intersection of Windmill Lane and Valley View Boulevard.

The request to BE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the proposed request.

**Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** March 18, 2025 – ADOPTED – Vote: Unanimous  
Absent: Frasier

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:** 3 cards

**PROTEST:** 1 card

**COUNTY COMMISSION ACTION:** April 16, 2025 – HELD – To 06/04/25 – per the applicant.

**APPLICANT:** PACIFIC CLASSIC, LLC

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE ENTERPRISE 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 Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on March 18, 2025, the Clark County Planning Commission adopted an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on June 4, 2025, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Enterprise Land Use Plan Map by:

PA-25-700008 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on a portion of APN 177-18-602-029 from Entertainment Mixed-Use (EM) to Business Employment (BE). Generally located on the north side of Camero Avenue and the east side of Hinson Street.

**PASSED, APPROVED, AND ADOPTED this 4<sup>th</sup> day of June, 2025.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK