

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres.

Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/gc (For possible action)

 RELATED INFORMATION:
APN:

176-22-601-005; 176-22-601-007

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: 7202 Blue Diamond Road
- Site Acreage: 4.51
- Existing Land Use: Undeveloped

Applicant's Justification

That applicant states that the Compact Neighborhood (CN) land use category is appropriate for the site since the request promotes sustainable urban growth while addressing the community's evolving housing and development needs. Higher density development makes better use of limited land resources by accommodating more residents and amenities within the same footprint. The proposed land use category will allow for development to occur at a greater intensity, with varied housing options, while still being compatible with adjacent land uses.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500097	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	June 2019
VS-19-0356	Vacation and abandonment government patent easement - expired	Approved by PC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0434	Zone change from U-V to C-1 zoning for a mini-warehouse facility	Approved by BCC	July 2018
NZC-0499-07	Non-conforming zone change from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired	Approved by BCC	July 2007
ZC-0972-05	Zone change the site from R-E to U-V zoning for a mixed-use development - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	H-2 & RS3.3	Single-family residential
South	Corridor Mixed-Use	H-2	Communications facility
East	Corridor Mixed-Use	CG	Mixed-use development
West	Neighborhood Commercial	H-2 & RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0271	A zone change from CG to RM18 is a companion item on this agenda.
VS-26-0272	A vacation and abandonment of government patent easements is a companion item on this agenda.
WS-26-0273	Waivers of development standards and a design review for a single-family residential townhome development is a companion item on this agenda.
TM-26-500070	A tentative map for a 52 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 Neighborhood Commercial (NC) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The Compact Neighborhood (CN) land use category will allow for a transition from a busy state highway (Blue Diamond Road) to the lower density RS3.3 zoned single-family residential to the north. Furthermore, although the adjacent property to the east is planned for Corridor Mixed-Use (CM), the site is a mixed-use development where the residential component was developed at a density of 17.2 dwelling units per acre which is similar to the density allowed in the Compact Neighborhood (CN) land use category. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations in order to provide opportunities to expand “middle” housing options. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

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: June 16, 2026 – ADOPTED – Vote: Aye: Frasier, Stone, Mujica, Gibson, Roitman Nay: Kilarski Absent: Kirk

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTEST: 13

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
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 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 June 16, 2026, 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 July 22, 2026, 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-26-700025 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-22-601-005 & 007 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located north of Blue Diamond Road and west of Montessori Street (alignment).

PASSED, APPROVED, AND ADOPTED this 22nd day of July, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN GOYA, COUNTY CLERK