

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700007-TSANG JOYCE & GRACE:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres.

Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action)

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**RELATED INFORMATION:****APN:**

176-35-501-009

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:****Project Description**

## General Summary

- Site Address: 6460 W. Levi Avenue
- Site Acreage: 2.04
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states that the proposed Compact Neighborhood (CN) land use category is compatible with the surrounding area. Both Torrey Pines Drive (a collector street) and Levi Avenue have adequate capacity to handle the additional density.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0532-17	Vacated and abandoned government patent easements	Approved by PC	August 2017

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0104	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0106	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0105	A vacation and abandonment for a portion of right-of-way being Torrey Pines Drive is a companion item on this agenda.
TM-25-500024	A tentative map for 20 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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood 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 Compact Neighborhood (CN) is compatible with the surrounding area. A residential subdivision approximately 330 feet to the north is master planned for CN uses and

was developed as an RS2 zoned single-family residential subdivision. The abutting properties to the south of Levi Avenue, including a large 25 acre undeveloped parcel, are also master planned for CN uses. Examples of other developments typically found in the CN land use category are also found to the southeast along El Camino Road, including an RS2 zoned single-family residential subdivision and an RM18 multi-family residential development. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. 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:** March 18, 2025 – ADOPTED – Vote: Unanimous  
Absent: Frasier

### **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.

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

- No comment.

**TAB/CAC:** Enterprise – denial.

**APPROVALS:** 8 cards

**PROTEST:** 2 cards, 2 letters

**APPLICANT:** JOYCE AND GRACE TSANG

**CONTACT:** TONY CELESTE, 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 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 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 April 16, 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-25-700007 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-35-501-009 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue.

**PASSED, APPROVED, AND ADOPTED this 16<sup>th</sup> day of April, 2025.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

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

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK