

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700044-LAS VEGAS PAVING CORP:

PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres.

Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc
(For possible action)

RELATED INFORMATION:

APN:

176-23-601-018

EXISTING LAND USE PLAN:

ENTERPRISE – OPEN LANDS

PROPOSED LAND USE PLAN:

ENTERPRISE – INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6246 Serene Avenue
- Site Acreage: 7.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the site was previously owned by the Bureau of Land Management (BLM) but was sold to the Las Vegas Paving Corporation in 2020, which operates the sand and gravel/concrete batch plant facility to the south. The applicant intends to develop the site in conjunction with the adjacent parcel to the northeast which is already planned for Industrial Employment (IE) uses. With the site no longer under BLM ownership and the site being surrounded by industrial uses, the Industrial Employment (IE) land use category is more appropriate for the site. Furthermore, the applicant states that the proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL, H-2, & RS20	Outdoor storage & Union Pacific Railroad
South	Business Employment	RS80	Gravel pit & batch plant
East	Industrial Employment & Business Employment	IL	Truck repair shop, convenience store with gas pumps, & undeveloped
West	Business Employment	IL	Outdoor storage & Union Pacific Railroad

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

Related Applications

Application Number	Request
ZC-25-0726	A zone change request to reclassify APN 176-23-601-018 from RS20 to IL is a companion item on this agenda.
WS-25-0727	Waivers of development standards and a design review for an office/warehouse complex which includes the adjacent parcel to the northeast APN 176-23-601-013 is a companion item on this agenda.
VS-25-0728	A vacation and abandonment of a portion of right-of-way and a right-of-way grant 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 .

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 Open Lands (OL) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment (IE) land use category include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

The request for the Industrial Employment (IE) land use category on the site is compatible with the surrounding area. The adjacent parcel to the northeast APN 176-23-601-013 was recently approved for the Industrial Employment (IE) land use category in 2023 (PA-23-700007). Given that the site is surrounded by industrial uses, the Industrial Employment (IE) land use category is more appropriate for the site than the current Open Lands (OL) land use category on the site. The site is located adjacent to the Union Pacific Railroad and is contiguous with the Arden area, which has historically been an industrial area within Enterprise. The request complies with Policy 5.5.1 of the Master Plan which encourages the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities; and Policy EN-5.1 which promotes the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. For these reasons, staff finds the request for the Industrial Employment (IE) land use category is appropriate for this location.

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 January 7, 2026 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: HD OLETA, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 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 December 2, 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-25-700044 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-23-601-018 from Open Lands (OL) to Industrial Employment (IE). Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise.

PASSED, APPROVED, AND ADOPTED this 2nd day of December, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY