

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres.

Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-09-401-017; 177-09-403-014

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: 8075 Haven Street
- Site Acreage: 3.01
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for Mid-Intensity Suburban Neighborhood (MN) will allow for a greater mix of housing options that will reduce the number of infill parcels within this neighborhood. Additionally, the site is near major streets (Las Vegas Boulevard South & Windmill Lane) where higher density residential would be appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0970-07	Reclassified the subject western parcel (APN 177-09-401-017) and adjacent parcels to the south from R-E to C-P zoning for office buildings	Approved by BCC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise including the subject eastern parcel (APN 177-09-403-014)	Approved by BCC	October 2005

Surrounding Land Use (West Parcel - APN 177-09-401-017)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
South	Neighborhood Commercial	CP	Single-family residential development
East	Neighborhood Commercial	CP	Undeveloped
West	Corridor Mixed-Use	RS20	Single-family residential development

Surrounding Land Use (East Parcel – APN 177-09-403-014)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial	CP	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-24-0765	A zone change to reclassify the site and APN's 177-09-401-009, 012, & 017, and 177-09-402-002, 004, & 005 from RS20 and CP to RS3.3 and to eliminate the NPO-RNP overlay is a companion item on this agenda.
WS-24-0767	Waivers of development standards and a design review on the site and APN's 177-09-401-009, 012, & 017, and 177-09-402-002, 004, & 005 for a single-family residential development is a companion item on this agenda.
TM-24-500166	A tentative map on the site and APN's 177-09-401-009, 012, & 017, and 177-09-402-002, 004, & 005 for a 63 lot single-family residential development is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for government patent easements and portions of right-of-way being Santoli Avenue and Haven Street 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) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) 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 cannot support the request for Mid-Intensity Suburban Neighborhood (MN) for the eastern parcel (APN 177-09-403-014). Haven Street acts as a clear boundary line and buffer between the properties designated Ranch Estate Neighborhood (RN) and Neighborhood Protection (RNP) Overlay to the east of Haven Street, north of the properties planned Neighborhood Commercial (NC), and the higher density planned uses to the west of Haven Street. Changing the land use category for the eastern parcel to Mid-Intensity Suburban Neighborhood (MN) would adversely impact the adjacent Ranch Estate Neighborhood (RN) and RNP properties to the north and east. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. Staff can, however, support the request for Mid-Intensity Suburban Neighborhood (MN) for the western parcel (APN 177-09-401-017) since the request would be an extension of the existing Mid-Intensity Suburban Neighborhood (MN) planned land uses on the adjacent properties to the north, and would not adversely impact the adjacent commercially planned properties to the west and south. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category not appropriate for the eastern parcel, but appropriate for the western parcel.

Staff Recommendation

Approval of APN 177-09-401-017; denial of APN 177-09-403-014. 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: February 18, 2025 – ADOPTED – Vote: Unanimous
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 5 cards

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

**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 February 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 March 19, 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-24-700042 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-09-401-017 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN), and APN 177-09-403-014 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane.

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK