

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700010-STARDUST TOWERS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres.

Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

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: 8818 Giles Street (multiple addresses)
- Site Acreage: 6.32
- Existing Land Use: Single family residence/ undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment to Compact Neighborhood (CN). More specifically, the site is proposed for development of an 83 lot single-family attached townhouse project with a density of 13.13 dwelling units per acre. The applicant is requesting a zone change on 6.32 acres from a CR and RS20 to RM18. This zone change requires a master plan amendment to the Compact Neighborhood (CN) land use category. According to the applicant, changing the planned land use category to a residential category will provide for an opportunity to develop much needed housing in the area and will offer first time home buyers an alternative to traditional single family detached product.

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
UC-0484-06	Use permit and design review for a 164 unit resort condominium	Approved by BCC	December 2006
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential
South	Neighborhood Commercial	CR	Multi-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Vacant & electric substation

Related Applications

Application Number	Request
VS-25-0140	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
ZC-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-25-500032	A tentative map for 83 single-family attached 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.

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.

STAFF ADVISORIES:

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;**
- **All proposed single-family residential submittals will comply with code requirements for residential streets;**
- **503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;**
- **The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;**
- **503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).**
- **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, 2 letters

PROTEST: 17 cards, 5 letters

PLANNING COMMISSION ACTION: April 1, 2025 – ADOPTED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone Nay: Kilarski, Kirk

APPLICANT: EDDIE DUENAS

CONTACT: DARRYL LATTIMORE, 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 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 April 1, 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 May 7, 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-25-700010 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 177-16-402-004, 177-16-405-001, 177-16-405-005, 177-16-405-009, and 177-16-405-010 from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Generally located on the north side of Pebble Road and east side of Giles Street.

PASSED, APPROVED, AND ADOPTED this 7th day of May, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK