

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres.

Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

PROPOSED LAND USE PLAN:

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

ACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a master plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for development of a 115 lot single-family residential subdivision with a density of 7.66 dwelling units per acre. The applicant is requesting a zone change on the 15.0 acres from an RS20 and H-2 to RS3.3. This zone change requires a master plan amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the subject site was recently approved for a similar residential single-family development through a non-conforming zone change to R-2 zoning; thus, indicating the area is changing in favor of higher density residential developments.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single-family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0216	Waiver of development standards with design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0217	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500054	A tentative map for a 115 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 Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood 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.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The abutting properties to the south and west are zoned RS3.3 which is conforming to the Mid-Intensity Suburban Neighborhood land use category. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods; and Policy 1.4.4 of the Master Plan which encourages efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood 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: May 6, 2025 – ADOPTED – Vote: Aye: Kilarski, Frasier, Mujica, Roitman, Stone, Kirk Nay: Gibson

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 12 cards, 1 letter

APPLICANT: TOLL BROTHERS SOUTH, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3 STE 577, LAS VEGAS, NV 89134

**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 May 6, 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 June 4, 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-25-700016 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN's 176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028 from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive.

PASSED, APPROVED, AND ADOPTED this 4th day of June, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK