

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: AG-24-900139: Discuss whether to initiate applications for Master Plan Amendments and Zone Changes for various parcels located along Blue Diamond Road, west of Hualapai Way, currently zoned H-2 (General Highway Frontage) District, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Petitions for a zone boundary amendment to H-2 (General Highway Frontage) District were no longer permitted to be accepted by the Zoning Administrator after September 30, 1990 and on August 7, 2023, the Board adopted the rewrite of Title 30 which removed the H-2 District.

Commissioner Jones requests that the Board of County Commissioners (Board) discuss whether to initiate Master Plan Amendments for 2 parcels and Zone Changes for 110 parcels currently zoned H-2 District along Blue Diamond Road, west of Hualapai Way, within Northwest County. The subject parcels have Master Plan land use categories of Outlying Neighborhood, Open Lands, and Corridor Mixed-Use.

The Master Plan Amendments would be to redesignate the planned land use categories for APNs 175-14-702-007 (developed with a single family residence) and 175-24-502-006 (privately owned and undeveloped) from Open Lands to Outlying Neighborhood. Two corresponding Zone Changes would be processed to change the zoning district from H-2 to RS80 (Residential Single-Family 80).

The Zone Change for the remaining parcels would be to change the zoning districts from H-2 to RS80 (Residential Single-Family 80) Zone, CG (Commercial General) Zone, PF (Public Facilities) Zone, or OS (Open Space) Zone to align with the current Master Plan land use categories.

All changes would be consistent with the Red Rock Overlay.

Staff requests the Board discuss and direct staff accordingly.