08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700017-HORIZON WEST HOMES, LLC:

PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.44 acres.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:
176-19-201-015

EXISTING LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.44
- Existing Land Use: undeveloped

Applicant's Justification
The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood. The applicant is also requesting a zone change on these parcels from RS20 to RM18. This zone change requires a Master Plan Amendment to the Compact Neighborhood land use category. According to the applicant, the proposed amendment will allow the subject property to develop in a manner that is more consistent with current market conditions and will address the housing shortage and home ownership problems for the middle class and younger families.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0385	A non-conforming zone change from R-E to C-1 for a convenience store and gas station	Withdrawn	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0208	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0207	A vacation and abandonment of patent easement is a companion item on this agenda.
WS-26-0209	A single-family attached residential development is a companion item on this agenda.
TM-26-500053	A tentative map consisting of 14 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.

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 Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Compact Neighborhood (CN) allows for up to 18 dwelling units per acre. While the surrounding

properties to the north, south, and east were built at a lower density, the property's size and location present challenges for this last remaining in-fill piece. Staff finds this request complies with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. Additionally, the request complies with Policy 6.1.4 of the Master Plan which encourages compact and 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 Compact Neighborhood (CN) category appropriate.

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: July 7, 2026 – ADOPTED – Vote: Unanimous
Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.
APPROVALS: 1
PROTEST: 6

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

APPLICANT: HORIZON WEST HOMES, LLC
CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145

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 July 7, 2026, 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 August 5, 2026, 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-26-700017 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-19-201-015 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located east of Hualapai Way and north of Serene Avenue.

PASSED, APPROVED, AND ADOPTED this 5th day of August, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

_____
LYNN GOYA, COUNTY CLERK