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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres.

Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action)

RELATED INFORMATION:

APN:
177-07-105-005; 177-07-105-008

EXISTING LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 4880 W. Eldorado Lane
- Site Acreage: 0.95
- Existing Land Use: Single-family residence

Applicant's Justification
The applicant is requesting a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). The applicant is also requesting a zone change on these parcels from RS20 (Residential Single-Family 20) to IL (Industrial Light). This zone change requires a Master Plan Amendment to the Business Employment (BE) land use category. According to the applicant, the site's location and size make it less likely or less viable for commercial development. Light industrial development at the site accomplishes master plan goals encouraging the promotion of different industries and employment opportunities. The site is just east of the Union Pacific Railroad. There are existing Business Employment (BE) designations along the railroad and further to the east side as well.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single family residential
West	Neighborhood Commercial	CG	Mini warehouse facility

Related Applications

Application Number	Request
ZC-26-0255	A zone change from RS20 to IL is a companion item on this agenda.
WS-26-0256	A waiver of development standards and design review for a warehouse building with accessory office space 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.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the areas on the east side of Decatur Boulevard. The site is adjacent to an RS20 Zone within the Neighborhood Protection (RNP) Overlay to the east and there are currently no industrial zoned or planned uses on the east side of Decatur Boulevard between the railroad tracks to the north and Maulding Avenue to the south. Therefore, Decatur Boulevard currently acts as a clear line of demarcation between the light industrial uses to the west and the Ranch Estate Neighborhood farther to the east.

The request to Business Employment (BE) does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support the request.

Staff Recommendation
Denial. 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: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone Nay: Kilarski
Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTEST: 7

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

APPLICANT: SUSTAINABLE DEVELOPMENT FUND 1, LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115

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-26-700021 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APNs 177-07-105-005 and 177-07-105-008 from Neighborhood Commercial (NC) to Business Employment (BE). Generally located east of Decatur Boulevard and north of Eldorado Lane.

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

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

_____
LYNN GOYA, COUNTY CLERK