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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.10 acres (previously notified as 5.0 acres).

Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:
176-16-801-019; 176-16-801-031

EXISTING LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.10
- Existing Land Use: Undeveloped

Request
The applicant is requesting a master plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). The applicant is also requesting a zone change for this site from RS20 to RS5.2. This zone change requires a master plan amendment to the Low-Intensity Suburban Neighborhood land use category.

Applicant's Justification
According to the applicant, over the past couple of decades Las Vegas has seen tremendous population growth. This population growth coupled with the constraints the Las Vegas valley faces has limited growth potential. The BLM and DOA control many undeveloped interior parcels and are landlocking our valley by not releasing land beyond the BLM Disposal Boundary/SNPLMA limits, developers are forced to look inward and develop parcels of land that have been historically set aside for larger homes or have exorbitant development costs. Given the trends in other areas of town where the RNP districts have either been eaten at the edges and

reduced to minimal areas or eliminated altogether. Allowing a slightly higher density product to be placed strategically along the major roadways within an RNP area would allow developers to meet the growing needs of our valley by building the sought after detached single-family homes while still maintaining the integrity of the RNP areas. Also, improving developments along major corridors would alleviate some of the traffic congestion on the minor roadway alignments.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	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-26-0056	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-26-0058	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0057	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500011	A tentative map for an 18 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 Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single-family detached homes. 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.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) will not be compatible with the surrounding area. The subject site is adjacent to developed ranch estate homes with properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west. The closest smaller lot single-family development is over 1,600 feet away near Agate Avenue to the south. Furthermore, directly to the east of this site is an 8 lot, RS20 single-family residential development that recently completed grading; and therefore, shows this area is still a viable Rural Neighborhood Preservation neighborhood. The request does not comply with Policy 1.5.1 of the Master Plan, which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2, which promotes adopting and implementing standards to protect the established character and lifestyles associated with Rural Neighborhood Preservation areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to Rural Neighborhood Preservation areas. For these reasons, staff finds the request for the Low-Intensity Suburban Neighborhood land use category not appropriate for this location.

Staff Recommendation
Denial. If adopted, 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
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTEST: 46

PLANNING COMMISSION ACTION: March 17, 2026 – HELD – To 04/21/26 – per the applicant.

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/19/26 – per the applicant.

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 07/07/26 – per the applicant to rewrite/re-notify.

PLANNING COMMISSION ACTION: July 7, 2026 – MOTION TO APPROVE – VOTE FAILED – Vote: Aye: Frasier, Mujica, Roitman, Stone, Nay: Kilarski, Brady, Kirk

APPLICANT: BEAZER HOMES HOLDINGS, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

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 denied an amendment to the Enterprise Land Use Plan Map of the Clark County Master Plan where a motion to adopt the amendment failed, 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-26-700004 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APNs 176-16-801-019 and 176-16-801-031 from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located west of Buffalo Drive and north of Torino Avenue (alignment).

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

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

_____
LYNN GOYA, COUNTY CLERK