

PLAN AMENDMENT

**UPDATE**  
SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-20-700149-DOUBLE UP PROPERTIES, LLC:**

**PLAN AMENDMENT** to redesignate 1.2 acres from RS (Residential Suburban) to CN (Commercial Neighborhood) in the Enterprise Land Use Plan.

Generally located on the south side of Silverado Ranch Boulevard, 840 feet west of Arville Street within Enterprise. JJ/pd (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-103-002

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Commission District: F
- Site Acreage: 1.2

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
LUP-20-700103	Enterprise Land Use Plan Update to change from RS to CN	Cancelled by BCC	July 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park & Public Facilities	R-E & P-F	Undeveloped
South	Public Facilities	P-F	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Community Planning**

Staff finds the request for the CN Land Use designation is appropriate for this location. The subject parcel is adjacent to existing CN Land Use to the west, and the request complies with Goal 2 and Goal 9 of the Land Use Element of the Comprehensive Master Plan which encourages commercial land use at appropriate locations to provide a mix of uses in the area.

**Staff Recommendation**

Adopt. This item has been forwarded to the Board of County Commissioners' meeting 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** April 6, 2021 – ADOPTED – Vote: Unanimous

**TAB/CAC: Enterprise - approval.**

**APPROVALS: 1 card**

**PROTEST:**

**APPLICANT:** LESLIE NIELSEN

**CONTACT:** LESLIE NIELSEN, 12025 WHITEHILLS ST., LAS VEGAS, NV 89141