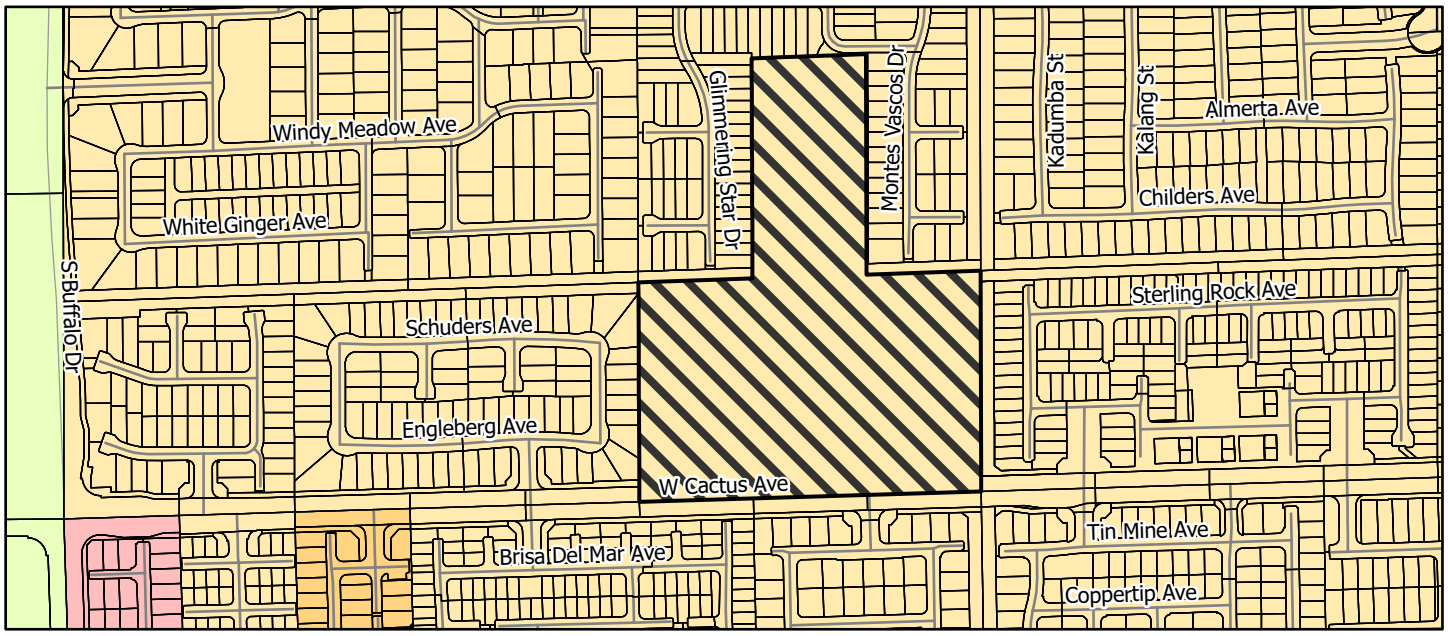
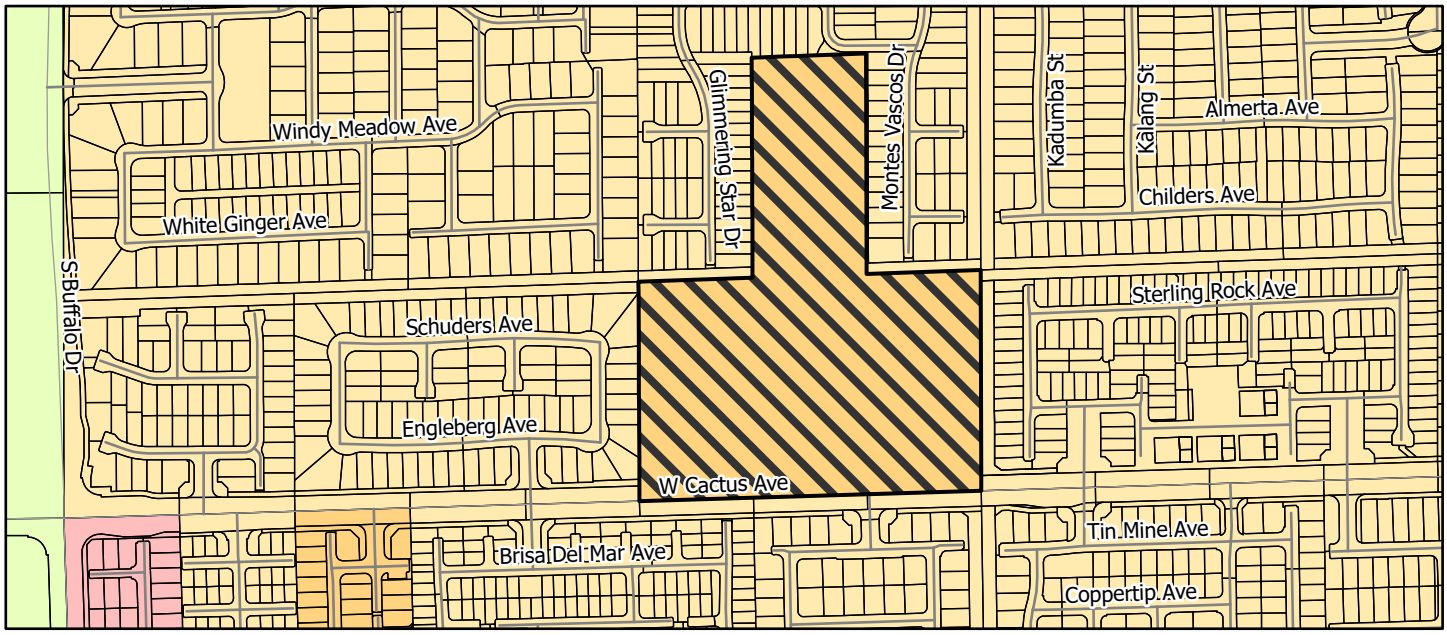
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Planned Land Use Amendment
PA-25-700036



Current



Requested

Neighborhoods
- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment
- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use
- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Enterprise
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

CLARK COUNTY
COMPREHENSIVE PLANNING

N

0 250 500 Feet

Map created on: July 31, 2025

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Comprehensive Planning

09/16/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-25-700036-USA:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres.

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

RELATED INFORMATION:

APN:
176-27-401-013

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: 20.1
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). More specifically, the site is proposed for development of a 210 lot single-family residential subdivision with a density of 10.44 dwelling units per acre. The applicant is also requesting a zone change on these parcels from RS20 (Residential Single Family 20) to RS2 (Residential Single-Family 2). This zone change requires a Master Plan Amendment to the Compact Neighborhood land use category. According to the applicant, this request aims to enhance compatibility with adjacent properties. Furthermore, the request complies with Goal 1.1 which provides opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0571	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.
WS-25-0573	A waiver of development standards for a single-family residential development is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 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 Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood (CN) land use designation include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. The area has seen an increase in density beyond what is allowed for Mid-Intensity Suburban Neighborhood (MN). 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 will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 2025 at 9:00 a.m., unless otherwise announced.

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:

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on September 16, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-25-700036 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-27-401-013 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise.

PASSED, APPROVED, AND ADOPTED this 16th day of September, 2025.

CLARK COUNTY PLANNING COMMISSION

By:_____
VIVIAN KILARSKI, CHAIR

ATTEST:

_____
SAMI REAL
EXECUTIVE SECRETARY