



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

March 26, 2025  
7:00pm

### AGENDA

#### Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Council members for this meeting may be requested from Electra Smith at 702-370-6297.
  - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

Board/Council Members: Steffanie Gray, Chairperson  
Bob Matthews, Vice Chairperson  
Greg Bailey  
Evan Slawson  
Thomas Seubert

Secretary: Electra Smith, 702-370-6297, [sandyvalleycac@gmail.com](mailto:sandyvalleycac@gmail.com)  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for February 26, 2025 (For possible action)

- IV. Approval of the Agenda for March 26, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns. (for discussion only)
  2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns. (for discussion only)
  3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area. (for discussion only)
  4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns. (for discussion only)
  5. Receive a report from Clark County Administrative Service regarding L'Etape race information, update on recent Land Use Applications, information about Parks budgeting and priorities, and any updates from Clark County. (for discussion only)
- VI. Planning and Zoning
1. **SDR-25-0060-USA**  
**SIGN DESIGN REVIEW** to allow a project entrance sign to not be located within a curbed landscaped area in conjunction with a proposed campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action) **04/02/25 BCC**
  
  2. **UC-25-0059-USA:**  
**USE PERMIT** to allow a campground.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate buffering and screening; and 2) waive full off-site improvements.  
**DESIGN REVIEW** for a campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action) **04/02/25 BCC**
  
  3. **PA-25-700013-MOISES, TANIA:**  
**PLAN AMENDMENT** to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within the Northwest County Planning Area (Red Rock). JJ/al (For possible action) **04/15/25 PC**
  
  4. **ZC-25-0197-MOISES, TANIA:**  
**ZONE CHANGE** to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within the Northwest County Planning Area (Red Rock). JJ/al (For possible action) **04/15/25 PC**
  
  5. **PA-25-700014-WILLETT, JAMES C & YU CHONG:**  
**PLAN AMENDMENT** to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within the Northwest County Planning Area (Red Rock). JJ/al (For possible action) **04/15/25 PC**

**6. ZC-25-0198-WILLETT, JAMES C & YU CHONG:**

**ZONE CHANGE** to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)

**04/15/25 PC**

**7. ZC-25-0196-BLUE DIAMOND CENTERS, LLC:**

**ZONE CHANGES** to reclassify portions of 1,191.94 acres as follows: 1) reclassify portions of 206.49 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; 2) reclassify 0.16 acres from an H-2 (General Highway Frontage) Zone to a PF (Public Facility) Zone; 3) reclassify 17.76 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 4) reclassify portions of 967.53 acres from an H-2 (General Highway Frontage) Zone to an OS (Open Space) Zone within the Red Rock Overlay. Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way within the Northwest County Planning Area (Red Rock) (description on file). JJ/al (For possible action)

**05/21/25 BCC**

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: April 30, 2025

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Blue Diamond Library, 16A Cottonwood Dr, Blue Diamond, NV 89004  
<https://notice.nv.gov>



# RED ROCK CITIZENS ADVISORY COUNCIL

## MINUTES

February 26, 2025

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Board/Council Members:   Steffanie Gray, Chairperson                      Bob Matthews, Vice Chairperson  
                                  Greg Bailey    Evan Slawson  
                                  Thomas Seubert

Secretary:                                      Electra Smith, 702-370-6297, [sandyvalleycac@gmail.com](mailto:sandyvalleycac@gmail.com)

County Liaison(s):                         Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)

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I. Call to Order, Pledge of Allegiance, and Roll Call

**The meeting was called to order at 7:00 p.m. by Vice Chair, Bob Matthews.**

**Bob Matthews, Evan Slawson, Greg Bailey, and Thomas Seubert were present. Steffanie Gray had an excused absence.**

II. Public Comment

**None**

III. Approval of Minutes for January 29, 2025.

**Moved by: Evan Slawson**

**Action: Approved**

**Vote: 4-0/ Unanimous**

IV. Approval of the Agenda for February 26, 2025.

**Moved by: Thomas Seubert**

**Action: Approved**

**Vote: 4-0/ Unanimous**

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)

**Jordan Bunker reported the N well at 12.75 and the S well at 12.21. No leaks, no breaks.**

2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)

**None**

3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)

**Boris Poff reported Friends of Red Rock coming up on their 40th anniversary and the gate at Redsprings is being delayed. Catrina Williams reported there is no update on Legacy, Sky Vista in bidding, and "Get Happy" sponsored the Adopted trail program.**

4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)

**Officer Allen reported there is an increase in Search and Rescue due to hiking weather, and**

**automobile burglaries are on the down.**

5. Receive a report from Clark County Administrative Service regarding the Red Rock Legacy Trail Phase 1 parking lot and signal at the intersection of Charleston and Sky Vista, scheduling of H-2 zone changes, and any other updates from Clark County. (for discussion only)

**Meggan Holzer reported H-2 zoning changes coming next month and L'Etape will be May 4th.**

#### VI. Planning and Zoning

**ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:**

**ZONE CHANGE** to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)

**Moved by: Evan Slawson**

**Action: Approved**

**Vote: 4-0/Unanimous**

**03/19/25 BCC**

#### VII. General Business

1. Ryan Cooper will share information and answer questions about the Ultra X Nevada race being planned for October 20-24, 2024 (for discussion only)

**Ryan Cooper of the Ultra X Nevada race discussed details of the race and that they will only be in Blue Diamond the last day. He was available for questions**

#### VIII. Comments by the General Public

**There was a request for expansion of Blue Diamond park.**

#### IX. Next Meeting Date: **March 26, 2025**

#### X. Adjournment

**The meeting was adjourned at 7:50pm.**

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Blue Diamond Library, 16A Cottonwood Dr, Blue Diamond, NV 89004

<https://notice.nv.gov>



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: PA-25-700013

Property Owner or Subdivision Name: Tania Moises

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC**        **PC**        **BCC**       

Add this application to the: **TAB/CAC** 3-26-25 **PC** 4-15-25 **BCC** 5-21-25

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Per management add to the 3-26 Red Rock TB, the 4-15-25 PC and 5-21-25 BCC meetings

Change initiated by:	<u>AI</u> <i>AI</i>	Date:	<u>February 27, 2025</u>
Change authorized by:	<u>MNO</u> <i>MNO</i>	Date:	<u>2/27/25</u>
Change processed by:	<u>[Signature]</u>	Date:	<u>02/27/2025</u>
Distribution e-mail sent by:	<u>[Signature]</u>	Date:	<u>02/27/2025</u>
Follow up assigned to:	<u>AI</u>	Instructions:	<u>Complete write up</u>

Parcel Number(s): 175-24-502-006

Town Board(s): Red Rock

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: PA-25-700014

Property Owner or Subdivision Name: James C Willet & Yu Chong Willett

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC 3-26-25 PC 4-15-25 BCC 5-21-25

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Per management add to the 3-26 Red Rock TB, the 4-15-25 PC and 5-21-25 BCC meetings

Change initiated by:	<u>AI</u> <i>AI</i>	Date:	<u>February 27, 2025</u>
Change authorized by:	<i>Mub</i>	Date:	<u>2/27/25</u>
Change processed by:	<i>[Signature]</i>	Date:	<u>02/27/2025</u>
Distribution e-mail sent by:	<i>[Signature]</i>	Date:	<u>02/27/2025</u>
Follow up assigned to:	<u>AI</u>	Instructions:	<u>Complete write up</u>

Parcel Number(s): 175-14-702-007

Town Board(s): Red Rock

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: PA-25-700014(a)

Property Owner or Subdivision Name: James C Willet & Yu Chong Willett

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC 5-21-25

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) 03/26/25 Redrock; 04/15/25 PC
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: The wrong BCC meeting date was entered into Accela

Change initiated by: AI Date: March 3, 2025

Change authorized by: JBA Date: 3/3/25

Change processed by: [Signature] Date: 03/03/2025

Distribution e-mail sent by: [Signature] Date: 03/03/2025

Follow up assigned to: AI Instructions: Complete write up

Parcel Number(s): 175-14-702-007

Town Board(s): Red Rock

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ZC-25-0196

Property Owner or Subdivision Name: USA and others

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC 3-26-25 PC \_\_\_\_\_ BCC 5-21-25

### Change(s) to be made:

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Per management add to the 3-26 Red Rock TB meeting and schedule for 5-21 BCC to be a companion item with ZC-25-0197, ZC-25-0198, PA-25-700013 & PA-25-700014

Change initiated by: AI *AI* Date: February 27, 2025

Change authorized by: MND *MND* Date: 2/27/25

Change processed by: [Signature] Date: 02/27/2025

Distribution e-mail sent by: [Signature] Date: 02/27/2025

Follow up assigned to: AI *AI* Instructions: Complete write up

Parcel Number(s): See Attached

Town Board(s): Red Rock

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

**Residential Parcels**

**H-2 to RS80**

17515301005*	17515602007
17515701015	17515701003
17515701017	17515701004
17516501013	17515701008
17513401004*	17515701016
17513401005*	17516501001
17513401006	17516501002
17513401007*	17516501003
17513401012	17516501004
17514201001	17516501005
17514301001	17516501006
17514301002	17516501008
17514301005	17516501009
17514301006	17516501014
17514301007	17516501015
17514301008	17516501016
17514301014	17516501017
17514701002	17516601001
17514701005	17524101007
17514701009	17524501001
17514702002	17524501002
17514702003	17524501003
17514702008	17524501004
17514702009	17524501005
17514801005	17524501006
17515201003	17524501007
17515301004	17524501008
17515301006	17524501012
17515301007	17524501014
17515301008	17524501017
17515601001	17524501018
17515601002	17524501019
17515601003	17524501021
17515601004	17524501023
17515601005	17524502001
17515601006	17524502002
17515601007	17524502003
17515602002	17524502005
17515602004	17524601007
17515602005	

**Commercial Parcels**

**H-2 to CG**

17515202002  
17515202004  
17515202005  
17515202006  
17515602001  
17516501007

**BLM Parcels**

**H-2 to OS**

17514501001  
17514701004  
17513301001  
17513401011  
17513801004  
17514701001  
17514701006  
17514701007  
17514702001  
17514702010  
17514801004  
17514801009  
17515401001  
17515501001  
17515602003  
17515602006  
17516101001  
17524502004  
17524601004

**H-2 to RS80**

17514702004  
17515602008

**CCPublic Works Parcel**

**H-2 to PF**

17516601005



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ZC-25-0197

Property Owner or Subdivision Name: Tania Moises

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC 3-26-25 PC 4-15-25 BCC 5-21-25

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUNDS\$: \_\_\_\_\_

Reason for Change: Per management add to the 3-26 Red Rock TB, the 4-15-25 PC and 5-21-25 BCC meetings

Change initiated by: AI *AI* Date: February 27, 2025

Change authorized by: MND Date: 2/27/25

Change processed by: *[Signature]* Date: 02/27/2025

Distribution e-mail sent by: *[Signature]* Date: 02/27/2025

Follow up assigned to: AI Instructions: Complete write up

Parcel Number(s): 175-24-502-006

Town Board(s): Red Rock

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ZC-25-0198

Property Owner or Subdivision Name: James C Willet & Yu Chong Willett

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC 3-26-25 PC 4-15-25 BCC 5-21-25

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Per management add to the 3-26 Red Rock TB, the 4-15-25 PC and 5-21-25 BCC meetings

Change initiated by: AI *AI* Date: February 27, 2025

Change authorized by: *MWD* Date: 2/27/25

Change processed by: *[Signature]* Date: 02/27/2025

Distribution e-mail sent by: *[Signature]* Date: 02/27/2025

Follow up assigned to: AI Instructions: Complete write up

Parcel Number(s): 175-14-702-007

Town Board(s): Red Rock

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-24-502-006

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd / Hualapai Wy

### DETAILED SUMMARY PROJECT DESCRIPTION

Amend the Master Plan from the Open Lands (OL) category to the Outlying Neighborhood (ON) category to allow for a zoned change from H-2 to RS80 for an undeveloped parcel.

### PROPERTY OWNER INFORMATION

NAME: Tania Moises  
ADDRESS: 1782 Golden Horizon Dr  
CITY: Las Vegas STATE: NV ZIP CODE: 89123  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning  
ADDRESS: 500 S Grand Central Parkway  
CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

### CORRESPONDENT INFORMATION (must match online record)

NAME: Al Laird/Clark County Comprehensive Planning  
ADDRESS: 500 S Grand Central Parkway  
CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

*See AG-24-900139*

Property Owner (Signature)\*

Property Owner (Print)

Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input checked="" type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-25-700013

ACCEPTED BY DI

PC MEETING DATE 4-15-25

DATE 2-27-25

BCC MEETING DATE 5-21-25

FEES No fees

TAB/CAC LOCATION Red Rock

DATE 3-26-25



# Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741  
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

## JUSTIFICATION LETTER

APN 175-24-502-006

On March 20, 2024, the Board of County Commissioners directed the Clark County Department of Comprehensive Planning to reclassify parcels zoned H-2 located along Blue Diamond Road west of Hualapai Way into appropriate zoning districts per the Revised Title 30 Development Code, which went into effect on January 1, 2024. The determination for what is appropriate zoning is based on the existing land use of the property, the Clark County Master Plan, and the Red Rock Overlay District. The subject property (APN 175-24-502-006) is an undeveloped privately owned parcel. It has been determined that privately owned parcels along Blue Diamond Road should be reclassified to the RS80 zoning district. The parcel is in the Open Lands (OL) category in the Master Plan. The OL category is intended for public lands and not for privately owned parcels. The RS80 zoning district does not conform to the OL category. Therefore, it is necessary to amend the Master Plan to change the land use category for the parcel to one that would allow a zone change to RS80. Other privately owned parcels in the area are in the Outlying Neighborhood (ON) category in the Master Plan. Amending the Master Plan to the ON category would place the parcel in a land use category that is consistent and compatible with other privately owned parcels in the area.

Al Laird

Assistant Planning Manager, Advanced Planning

Clark County Comprehensive Planning

702-455-5006

[al.laird@clarkcountynv.gov](mailto:al.laird@clarkcountynv.gov)

#### BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-14-702-007

PROPERTY ADDRESS/ CROSS STREETS: 11265 W Cougar Avenue / Fortney Rd & Blue Diamond Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Amend the Master Plan from the Open Lands (OL) & Outlying Neighborhood (ON) categories to the Outlying Neighborhood (ON) category to allow for a zoned change from H-2 to RS80 for an existing single family residence.

### PROPERTY OWNER INFORMATION

NAME: James C Willett & Yu Chong Willett  
 ADDRESS: PO Box 255  
 CITY: Blue Diamond STATE: NV ZIP CODE: 89004-0255  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning  
 ADDRESS: 500 S Grand Central Parkway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
 TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

### CORRESPONDENT INFORMATION (must match online record)

NAME: Al Laird/Clark County Comprehensive Planning  
 ADDRESS: 500 S Grand Central Parkway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
 TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

*See AG-24-900139*

Property Owner (Signature)\* \_\_\_\_\_ Property Owner (Print) \_\_\_\_\_ Date \_\_\_\_\_

#### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input checked="" type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-700014  
 PC MEETING DATE 4-15-25  
 BCC MEETING DATE 5-21-25  
 TAB/CAC LOCATION Red Rock

ACCEPTED BY Al  
 DATE 2-27-25  
 FEES No fees

DATE 3-26-25

# Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741  
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

## JUSTIFICATION LETTER

Site Address: 11265 West Cougar Avenue  
APN 175-14-702-007

On March 20, 2024, the Board of County Commissioners directed the Clark County Department of Comprehensive Planning to reclassify parcels zoned H-2 located along Blue Diamond Road west of Hualapai Way into appropriate zoning districts per the Revised Title 30 Development Code, which went into effect on January 1, 2024. The determination for what is appropriate zoning is based on the existing land use of the property, the Clark County Master Plan, and the Red Rock Overlay District. The property located at 11265 West Cougar Avenue (APN 175-14-702-007) has developed as a single family residence with the northern 30 feet of the parcel consisting of a portion of vacated right-of-way. The majority of the property is in the Outlying Neighborhood (ON) category in the Master Plan. However, the northern 30 feet of the parcel is in the Open Lands (OL) category. Given that the majority of the parcel is ON in the Master Plan and the parcel is developed as a single family residence, the appropriate zoning district for the parcel would be RS80. The RS80 zoning district does not conform to the OL category in the Master Plan, and it is therefore necessary to amend the Master Plan for the northern 30 feet of the parcel to the ON land use category. Amending the Master Plan would place the entire parcel in one uniform land use plan category, which would allow the entire parcel to be reclassified to the RS80 zoning district.

Al Laird  
Assistant Planning Manager, Advanced Planning  
Clark County Comprehensive Planning  
702-455-5006  
[al.laird@clarkcountynv.gov](mailto:al.laird@clarkcountynv.gov)





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached

PROPERTY ADDRESS/ CROSS STREETS: SR 159/Blue Diamond Road

### DETAILED SUMMARY PROJECT DESCRIPTION

With the elimination of the H-2 zoning district from the Revised Title 30 Development Code, reclassify H-2 zoned parcels along Blue Diamond Road and SR 159 into appropriate zoning districts per the Revised Title 30 Development Code. Parcels to be reclassified to RS80, CG, PF or OS based on existing land use, conformance to the master plan, and the Red Rock Overlay District.

### PROPERTY OWNER INFORMATION

NAME: Information on file  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Al Laird/Clark County Comprehensive Planning  
ADDRESS: 500 S Grand Central Parkway  
CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

### CORRESPONDENT INFORMATION (must match online record)

NAME: Al Laird/Clark County Comprehensive Planning  
ADDRESS: 500 S Grand Central Parkway  
CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

*See AG-24-900139*

Property Owner (Signature)\*

Property Owner (Print)

Date

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS            |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) 2C-25-0196

ACCEPTED BY AI

PC MEETING DATE NA

DATE 2-27-25

BCC MEETING DATE 5-21-25

FEES No Fees

TAB/CAC LOCATION Red Rock DATE 3-26-25

# Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741  
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

## Justification Letter

### Zone Change Blue Diamond Road & SR 159

The request is to reclassify parcels located along SR 159 and Blue Diamond Road, west of Hualapai Way from the H-2 General Highway Frontage zoning district into more appropriate zoning districts per the Revised Title 30 Development Code. The H-2 zoning district has been discontinued with the adoption of the Revised Title 30 Development Code that went into effect on January 1, 2024. The H-2 zoning district was an obsolete zoning district which would allow incompatible uses to be developed adjacent to each other. On September 30, 1990, the Board of County Commissioners (BCC) directed the Zoning Administrator to no longer accept applications to reclassify properties to this zoning district. On August 7, 2023, The BCC adopted a revised Title 30 Development Code, which as stated above went into effect on January 1, 2024. With the adoption of the Revised Title 30 Development Code, the H-2 zoning district was removed from the Development Code and these parcels need to be reclassified into new zoning districts.

On March 20, 2024, the BCC directed the Clark County Department of Comprehensive Planning to reclassify the parcels zoned H-2 located along Blue Diamond Road west of Hualapai Way into appropriate zoning districts per the Revised Title 30 Development Code. The determination for what is appropriate zoning is based on the existing land use of the property, the Clark County Master Plan, and the Red Rock Overlay District. Privately owned parcels located in the area of Blue Diamond Road and S.R. 159 with existing commercial development and/or planned Corridor Mixed-Use will be reclassified to the CG: Commercial General zoning district. Privately owned parcels planned Outlying Neighborhood (ON) will be reclassified to the RS80: Residential Single Family 80 zoning district. Publicly owned parcels will be reclassified to the OS: Open Space or PF: Public Facility zoning districts.

Al Laird

Assistant Planning Manager, Advanced Planning

Clark County Comprehensive Planning

702-455-5006

[al.laird@clarkcountynv.gov](mailto:al.laird@clarkcountynv.gov)

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KEVIN SCHILLER, County Manager





# Department of Comprehensive Planning

## Application Form

ASSESSOR PARCEL #(s): 175-24-502-006

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd / Hualapai Wy

### DETAILED SUMMARY PROJECT DESCRIPTION

Amend the Master Plan from the Open Lands (OL) category to the Outlying Neighborhood (ON) category to allow for a zoned change from H-2 to RS80 for an undeveloped parcel.

### PROPERTY OWNER INFORMATION

NAME: Tania Moises  
 ADDRESS: 1782 Golden Horizon Dr  
 CITY: Las Vegas STATE: NV ZIP CODE: 89123  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning  
 ADDRESS: 500 S Grand Central Parkway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
 TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

### CORRESPONDENT INFORMATION (must match online record)

NAME: Al Laird/Clark County Comprehensive Planning  
 ADDRESS: 500 S Grand Central Parkway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
 TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

See AG-24-900139

Property Owner (Signature)\* \_\_\_\_\_ Property Owner (Print) \_\_\_\_\_ Date \_\_\_\_\_

#### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 20-25-0197  
 PC MEETING DATE 4-15-25  
 BCC MEETING DATE 5-21-25  
 TAB/CAC LOCATION Red Rock

ACCEPTED BY AI  
 DATE 2-27-25  
 FEES No fees

DATE 3-26-25

# Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741  
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

## Justification Letter

### Zone Change Blue Diamond Road & SR 159

The request is to reclassify parcels located along SR 159 and Blue Diamond Road, west of Hualapai Way from the H-2 General Highway Frontage zoning district into more appropriate zoning districts per the Revised Title 30 Development Code. The H-2 zoning district has been discontinued with the adoption of the Revised Title 30 Development Code that went into effect on January 1, 2024. The H-2 zoning district was an obsolete zoning district which would allow incompatible uses to be developed adjacent to each other. On September 30, 1990, the Board of County Commissioners (BCC) directed the Zoning Administrator to no longer accept applications to reclassify properties to this zoning district. On August 7, 2023, the BCC adopted a revised Title 30 Development Code, which as stated above went into effect on January 1, 2024. With the adoption of the Revised Title 30 Development Code, the H-2 zoning district was removed from the Development Code and these parcels need to be reclassified into new zoning districts.

On March 20, 2024, the BCC directed the Clark County Department of Comprehensive Planning to reclassify the parcels zoned H-2 located along Blue Diamond Road west of Hualapai Way into appropriate zoning districts per the Revised Title 30 Development Code. The determination for what is appropriate zoning is based on the existing land use of the property, the Clark County Master Plan, and the Red Rock Overlay District. Privately owned parcels located in the area of Blue Diamond Road and S.R. 159 with existing commercial development and/or planned Corridor Mixed-Use will be reclassified to the CG: Commercial General zoning district. Privately owned parcels planned Outlying Neighborhood (ON) will be reclassified to the RS80: Residential Single Family 80 zoning district. Publicly owned parcels will be reclassified to the OS: Open Space or PF: Public Facility zoning districts.

Al Laird

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Clark County Comprehensive Planning

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KEVIN SCHILLER, County Manager



# Department of Comprehensive Planning

## Application Form

ASSESSOR PARCEL #(s): 175-14-702-007

PROPERTY ADDRESS/ CROSS STREETS: 11265 W Cougar Avenue / Fortney Rd & Blue Diamond Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

Amend the Master Plan from the Open Lands (OL) & Outlying Neighborhood (ON) categories to the Outlying Neighborhood (ON) category to allow for a zoned change from H-2 to RS80 for an existing single family residence.

### PROPERTY OWNER INFORMATION

NAME: James C Willett & Yu Chong Willett  
 ADDRESS: PO Box 255  
 CITY: Blue Diamond STATE: NV ZIP CODE: 89004-0255  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning  
 ADDRESS: 500 S Grand Central Parkway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
 TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

### CORRESPONDENT INFORMATION (must match online record)

NAME: Al Laird/Clark County Comprehensive Planning  
 ADDRESS: 500 S Grand Central Parkway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # 272723  
 TELEPHONE: 7024555006 CELL \_\_\_\_\_ EMAIL: al.laird@clarkcountynv.gov

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

See AG-24-900139

Property Owner (Signature)\* \_\_\_\_\_ Property Owner (Print) \_\_\_\_\_ Date \_\_\_\_\_

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) 26-25-0198  
 PC MEETING DATE 4-15-25  
 BCC MEETING DATE 5-21-25  
 TAB/CAC LOCATION Red Rock

ACCEPTED BY Al  
 DATE 2-27-25  
 FEES No Fees

DATE 3-26-25



# Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741  
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

## Justification Letter

### Zone Change Blue Diamond Road & SR 159

The request is to reclassify parcels located along SR 159 and Blue Diamond Road, west of Hualapai Way from the H-2 General Highway Frontage zoning district into more appropriate zoning districts per the Revised Title 30 Development Code. The H-2 zoning district has been discontinued with the adoption of the Revised Title 30 Development Code that went into effect on January 1, 2024. The H-2 zoning district was an obsolete zoning district which would allow incompatible uses to be developed adjacent to each other. On September 30, 1990, the Board of County Commissioners (BCC) directed the Zoning Administrator to no longer accept applications to reclassify properties to this zoning district. On August 7, 2023, the BCC adopted a revised Title 30 Development Code, which as stated above went into effect on January 1, 2024. With the adoption of the Revised Title 30 Development Code, the H-2 zoning district was removed from the Development Code and these parcels need to be reclassified into new zoning districts.

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Al Laird

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KEVIN SCHILLER, County Manager

**ATTACHMENT A  
RED ROCK CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., MARCH 26, 2025**

04/02/25 BCC

1. **SDR-25-0060-USA**  
**SIGN DESIGN REVIEW** to allow a project entrance sign to not be located within a curbed landscaped area in conjunction with a proposed campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)
  
2. **UC-25-0059-USA:**  
**USE PERMIT** to allow a campground.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate buffering and screening; and 2) waive full off-site improvements.  
**DESIGN REVIEW** for a campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)

04/15/25 PC

3. **PA-25-700013-MOISES, TANIA:**  
**PLAN AMENDMENT** to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)
  
4. **ZC-25-0197-MOISES, TANIA:**  
**ZONE CHANGE** to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)
  
5. **PA-25-700014-WILLETT, JAMES C & YU CHONG:**  
**PLAN AMENDMENT** to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)
  
6. **ZC-25-0198-WILLETT, JAMES C & YU CHONG:**  
**ZONE CHANGE** to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)



05/21/25 BCC

7. **ZC-25-0196-BLUE DIAMOND CENTERS, LLC:**  
**ZONE CHANGES** to reclassify portions of 1,191.94 acres as follows: **1)** reclassify portions of 206.49 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; **2)** reclassify 0.16 acres from an H-2 (General Highway Frontage) Zone to a PF (Public Facility) Zone; **3)** reclassify 17.76 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and **4)** reclassify portions of 967.53 acres from an H-2 (General Highway Frontage) Zone to an OS (Open Space) Zone within the Red Rock Overlay. Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way within the Northwest County Planning Area (Red Rock) (description on file). JJ/al (For possible action)

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**SDR-25-0060-USA**

**SIGN DESIGN REVIEW** to allow a project entrance sign to not be located within a curbed landscaped area in conjunction with a proposed campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family) Zone within the Red Rock Overlay.

Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

175-24-301-001

**SIGN DESIGN REVIEW:**

Allow a project entrance sign to not be located within a curbed landscape or rockscaped area where required per Section 30.05.02N.

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 16 (site area)/260 (overall parcel)
- Project Type: Project entrance sign
- Sign Height (feet): 5
- Square Feet: 4.8 (copy area)/21 (sign area)

**Sign Plans**

The plans provided depict an overall 21 square foot project entrance sign located along the eastern portion of the site along the frontage of Hualapai Way. The sign overall is shown to be 5 feet tall with an overall base width of 10 feet. The bottom 2 feet will consist of a decorative base with the upper 3 feet consisting of the sign area with additional decorative elements. The sign itself will consist of a logo with an 0.8 foot tall and 6 foot wide letter copy area. The project entrance sign will not be illuminated and will be integrated into the fence and will have complementary design colors as the rest of the site. The sign will generally be constructed of wood, block, and painted stucco. The sign will be set back 75 feet from the front property line but will be located approximately 60 feet behind the street landscaping area.

Applicant's Justification

The applicant states the sign is a 10 foot wide, 5 foot tall structure that displays the name "Whispering Cactus" in a rectangle of size 6 feet by 0.8 feet. The applicant indicates there is a logo positioned above the text to reinforce branding and there will be no illumination of the lettering or the logo. Finally, the applicant indicates the sign's design is simple and sturdy with a base that provides a modern yet natural aesthetic and will complement the surrounding environment.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-1200-07	Permitted the construction of a pumping station on a portion of the site in conjunction with a water reservoir facility	Approved by ZA	September 2007
UC-1317-04	Allowed hazard materials storage on a portion of the site in conjunction with a water reservoir facility	Approved by BCC	October 2004
ZC-1202-04	Reclassified a portion of the site from R-U to P-F zoning for a communication tower and water reservoir facility	Approved by BCC	August 2004
VS-1275-03	Vacated and abandoned patent easements on a portion of the site - recorded	Approved by PC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac); Edge Neighborhood (up to 1 du/ac); & Open Lands	RS80 & RS40 (RRO)	Undeveloped & single-family residential
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

**Related Applications**

Application Number	Request
UC-25-0059	A use permit for a campground with waivers of development standards and a design review is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Staff finds the proposed project entrance sign will complement the development with limited disturbance to the surrounding area due to there being no illumination of the sign and its integration with the entrance feature. Additionally, the sign is relatively smaller than most project entrance signs. The design of the sign is modern and aesthetically pleasing with the letter copy and logo being complementary to the site and not overbearing. The sign complies with all residential adjacency and Red Rock Overlay requirements. While the sign is normally required to be within a landscaped area, the proposed location of the sign along the entrance gate and the sign's increased setback from the street is preferred. For these reasons, staff can support this request.

### **Staff Recommendation**

Approval.

If this request is approved, 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.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Applicant is advised no illumination of any kind is permitted in conjunction with the sign; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Applicant is advised that signs are not permitted within the right-of-way.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** WHISPERING CACTUS, LLC  
**CONTACT:** LAURA TOCIU, 105 GOLF COURSE STREET, LAS VEGAS, NV 89145

DRAFT



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0059-USA:**

**USE PERMIT** to allow a campground.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate buffering and screening; and 2) waive full off-site improvements.

**DESIGN REVIEW** for a campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**

175-24-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate buffering and screening where a 15 foot wide landscape buffer with 2 off-set rows of evergreen trees with an 8 foot tall decorative screen wall along shared property lines with properties in a less intense zoning district is required per Section 30.04.02B.
2. Eliminate off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) where such improvements are required per Section 30.04.08C.

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 16 (site area)/260 (overall parcel)
- Project Type: Campground
- Number of Stories: 1
- Maximum Building Height (feet): 9.5 (camping buildings)/25 (common building)
- Square Feet: 10,500 (all structures)
- Parking Required/Provided: 46/49
- Sustainability Required/Provided: 7/7

Site Plans

The plans provided depict a proposed campground located on a 16 acre lease area on a 260 acre BLM (Bureau of Land Management) owned parcel. The proposed lease area and campground is

located on the west side of Hualapai Way approximately 865 feet north of the Gomer Road alignment. The plans show the campground will mainly be located on the western 15 acres of the lease area, which is rectangular in shape and is setback from Hualapai Way by 370 feet to 375 feet. A 1 acre portion of the lease area will extend east off the main portion of the site in the northeast corner to connect with Hualapai Way. The site will be accessed directly from Hualapai Way through a gated paved entrance. The driveway is shown to be 36 feet wide at its connection point from Hualapai Way and reduces to 24 feet about 15 feet from the gate. The gate is shown to be set back 75 feet from the front property line. The 24 foot wide driveway leads to a 24 foot wide paved two-way drive aisles which extends approximately 400 feet into the property where it splits into a 12 foot wide one-way looped drive aisle that extends another 925 feet west into the property before turning south for 160 feet and then turning east for 925 feet and connecting back with the main drive aisle.

The plans show the campground will consist of 34 campsite pads that will accommodate either a 1 or 2 tents with some sites containing durable glamping tents. The plans show 14 campsite pads will be located along the edges with an additional 4 campsite pad located directly east of the top of the drive loop. All campsites are shown to be set back at least 50 feet from the rear of the lease area boundary and 25 feet from the side lease area boundaries. These 18 campsites will be connected to unpaved parking space along the loop drive aisles by small trails. The remaining 16 campsite pads are shown to be along and connected to the interior drive aisle loop. The plans show 7 campsite pads will be in the interior of the loop with the remaining 9 campsite pads located on the exterior of the loop.

The plans also show there will be several community and amenity buildings on the site primarily located on the east side of the main campground area located in the eastern side of the inner loop area. Within the inner loop area, there are 4 lounge area buildings, a food truck/concessions space, 10 outdoor pavilion and picnic table areas, and a trash enclosure. In the northeast corner of the site are additional indoor lounge areas and to the east of the loop road are 4 shower vaults and 4 bathroom vaults. Overall, 49 parking spaces are shown to be provided throughout the site where 46 parking spaces are required. The plans show 22 parking spaces will be directly provided on the campsite pad while another 22 parking spaces are provided in 5 unpaved parking courts located along the exterior of the loop road and are directly associated with specific campsites. An additional 6 space unpaved parking area is also shown to be provided to the north of the drive aisle just to the east of the loop split. Finally, the plans show a 4 foot tall farm wire and wooden post fence will be provided along the boundary of the lease area with a 3 foot tall wrought iron decorative fence provided along the street and site entrance adjacent to Hualapai Way.

#### Landscaping

The plans show there will be both street and parking lot landscaping provided. Along Hualapai Way, the plans show there will be a 15 foot wide landscaping strip provided behind the property line and will contain 2 Indian Rosewood (*Dalbergia Sisso*) trees where 2 street trees are required. Within the site and in the parking courts, 14 Texas Ebony (*Ebenopsis Ebano*) trees are being provided every 2 to 3 spaces where a total of 12 parking lot trees are required. The remainder of the site will either remain or be restored with the existing natural desert landscaping. No landscape buffering areas are being proposed along the overall parcel boundaries as required.

Elevations & Floor Plans

The plans show the single campsite pads will primarily be graded areas with a parking space. The campsite pad will also contain a 9 foot high shade structure and a picnic bench. The double campsites will consist of the same amenities but with space for 2 sites. In general, the single campsites will be 31 feet by 36 feet for a total of 1,116 square feet each with the double campsites being 38 feet by 82 feet for a total of 3,116 square feet. The glamping campsites are 35 feet by 59 feet for a total of 2,065 square feet and will contain 2, 9 foot high shade structures with a 9.3 foot tall permanent tent with cots provided. The common buildings including the open lounge areas, gym areas, and pavilion spaces will be contained in open area wooden and metal structures that will range in height from 12 feet to 25 feet. These spaces will also be between 396 square feet and 1,225 square feet and will contain weights areas, a free climbing training spaces, picnic tables, and entertainment amenities. There will also be additional enclosed lounged spaces that will contain couches, and other relaxation equipment. These spaces will be 235 square feet with a maximum height of 10 feet constructed of metal exteriors. Additionally, a 90 square foot, 10 foot tall prefabricated food truck/concession area will be provided in the central loop area. Finally, the plans show 4 restroom and 4 shower buildings will be provided and will consist of 144 square foot, 12 foot tall vault toilet structures and 144 square foot, 12 foot tall raised shower stalls.

Applicant's Justification

The applicant states the proposed campground will serve visitors to the Las Vegas area who wish to recreate against the beautiful desert backdrop of the Red Rock Conservation Area, with a focus on rock climbers who will find a sense of community and amenities tailored to their specific needs. The applicant also states the campground will minimize any disturbances to the neighboring properties by keeping all campsites/structures at least 500 feet of the residences east of Hualapai Way. The applicant indicates they will impose quiet hours to be set from 10 p.m. to 6 a.m. The applicant states they will ensure cleanliness with employees checking the site daily and cleaning the common areas. In case of any issues, the applicant indicates visitors, as well as neighbors, will have access to a phone number to call, and the founders and their families will ensure someone is always available to help solve any issues with the phone number to be displayed in common areas as well as the entrance to the campground. The applicant also states during the summer months, when the campground is closed, all valuable items will be removed from the campground, to prevent vandalism. Finally, the applicant indicates the proposed development will generally be low intensity with minimal traffic and minimal development on site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-1200-07	Permitted the construction of a pumping station on a portion of the site in conjunction with a water reservoir facility	Approved by ZA	September 2007
UC-1317-04	Allowed hazard materials storage on a portion of the site in conjunction with a water reservoir facility	Approved by BCC	October 2004

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1202-04	Reclassified a portion of the site from R-U to P-F zoning for a communication tower and water reservoir facility	Approved by BCC	August 2004
VS-1275-03	Vacated and abandoned patent easements on a portion of the site - recorded	Approved by PC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac); Edge Neighborhood (up to 1 du/ac) & Open Lands	RS80 & RS40 (RRO)	Undeveloped & single-family residential
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

**Related Applications**

Application Number	Request
SDR-25-0060	A sign design review for a project entrance sign is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis  
Comprehensive Planning  
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

In general, campgrounds are facilities which support active recreational activities and retain an open air or natural character. Additionally, campgrounds should reduce their impacts on the site and in the surrounding area as much as possible. Staff finds the proposed campground will impact less than 2% of the proposed lease area and will impact an even smaller portion of the overall parcel. The proposed campground is also proposing to limit the grading and impacts on

the vegetation of the site leaving a significant portion of the site with its existing natural landscaping keeping the natural character of the area. The site will also serve as an operating base for rock climbers and other outdoor enthusiasts to take advantage of the scenic open spaces in the area and in the nearby Red Rock Conservation Area supporting the active recreation. The site is generally unique in that the site will service tent campers rather than recreational vehicles and will use little water and sewer infrastructure. These attributes combined with the enforcement of quiet hours should result in little effect on the site and the surrounding neighborhood. Staff finds the use is complementary with surrounding area and the rural nature of the Red Rock Overlay. Staff also finds the proposed campground will support Master Plan Policies 5.5.3 and 6.2.1 and Northwest County Specific Policy NW-1.5, which support the expansion of locally run amenities in spaces which maintain the rural character of the Red Rock area, and which are sensitive to the surrounding environment and uses. For these reasons, staff can support this use permit.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The purpose of screening buffers is to reduce impacts on less intense uses by providing landscaping and other screening tools, such as decorative walls along the shared boundaries of incompatible uses. Staff finds, in this case, the required screening landscape buffer would be required along various parcel boundaries adjacent to potential future residential uses with some such boundaries half a mile away from the proposed lease area and campground. Staff finds the provision of some of these buffering landscape areas would not be possible as the buffers would be located outside of the lease area for the proposed campground and would effectively be buffering properties next to land that would not be disturbed or developed. Additionally, staff finds even if the buffer would be provided along the boundaries of the proposed campground, there would be no residential uses immediately adjacent for this boundary to screen and the buffer would be out of place in the more rural Red Rock and may not be possible to provide due to Red Rock Overlay standards. For these reasons, staff can support this waiver of development standards.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed site is generally well landscaped with the appropriate number and structure of both street and parking lot landscaping. The proposed access to the site is appropriate the scale and type of vehicles which will access the site. Circulation is generally organized with the one-way loop road providing access to camping sites and keeping a steady flow of cars on site and splitting up the overall area as well. The campsites are well distributed throughout the site and large enough to support general tent camping that is typical of similar facilities. The locations of the campsites provide for a variety of different amenities and environs to enjoy. The trails on-site contribute to the rural nature of the area and active recreational needs of such facilities. The site is also providing several amenity buildings that are open air, which support the limited impact of the site and the natural character of the area. The amenities are well dispersed and should sufficiently serve the site. The site is well buffered with buildings and campsite significantly set back from the street, surrounding residential areas, and the lease boundary. Finally, the use of farm wire fence on the exterior and the maintaining of natural landscaping as much as possible help integrate the site into its rural surroundings and help the site to comply with the Red Rock Overlay requirements. Overall, staff finds the site is well designed and should have little impact on its surroundings. For these reasons, staff could support this design review, but since staff is not able to support waiver of development standards #2, staff is unable to support this request.

**Public Works - Development Review**  
Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

**Staff Recommendation**

Approval of the use permit and waiver of development standards #1; denial of waiver of development standards #2 and the design review.

If this request is approved, 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.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Quiet hours shall be enforced between 10:00 p.m. and 6:00 a.m.;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Off-site improvement permit required for paving along Hualapai Way.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0073-2025 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WHISPERING CACTUS, LLC

**CONTACT:** LAURA TOCIU, 105 GOLF COURSE STREET, LAS VEGAS, NV 89145



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700013-MOISES, TANIA:**

**PLAN AMENDMENT** to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON).

Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)

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RELATED INFORMATION:

**APN:**

175-24-502-006

**EXISTING LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

**PROPOSED LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.12
- Existing Land Use: Undeveloped

Background

The property is a privately owned parcel that is currently zoned H-2 (General Highway Frontage). On March 20, 2024, the Board of County Commissioners directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Title 30 Development Code based on existing land use and conformance to the Master Plan. The parcel is in the Open Lands (OL) category in the Master Plan. The OL land use category is typically designated for lands in rural areas that are owned or managed by state and federal agencies. As an undeveloped privately owned parcel it is recommended that the parcel be reclassified from H-2 to RS80 (Residential Single-Family 80). However, the RS80 zoning district does not conform to the OL land use category in the Master Plan. This request is to redesignate the parcel to the ON category which would be consistent with the other privately owned parcels in the area. Approval of this request would allow the parcel to be reclassified from H-2 to RS80 which is consistent zoning for privately owned parcels in rural areas.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands & Outlying Neighborhood (up to 05 du/ac)	H-2	Undeveloped
South	Open Lands & Outlying Neighborhood (up to 05 du/ac)	H-2	Blue Diamond Road & undeveloped
East	Open Lands	H-2	Undeveloped
West	Open Lands & Outlying Neighborhood (up to 05 du/ac)	H-2	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0196	Reclassify portions of 1,191.94 acres from an H-2 zone to OS, RS80, CG and PF is a related item on the May 21, 2025 Board of County Commissioners agenda.
ZC-25-0197	Reclassify 0.12 acres from H-2 to RS80 is a companion item on this agenda.
ZC-25-0198	Reclassify 2.28 acres from H-2 to RS80 is a related item on this agenda.
PA-25-700014	Redesignate 2.28 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related 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 proposed change is from Open Lands (OL) to Outlying Neighborhood (ON). Intended primary land uses in the proposed ON land use category include single-family detached homes. Supporting land uses include accessory dwelling units, grazing, small-scale crop and food production, low-intensity agriculture and associated outbuildings, and neighborhood-serving public facilities such as parks, trails, open space, and other complementary uses.

The property is a small privately owned parcel adjacent to Blue Diamond Road and is in the OL category in the Master Plan. The primary land uses for the OL category include active and

passive recreation, habitat conservation, grazing and designated military facilities with supporting land uses to include renewable energy facilities. These types of uses are typically developed on public lands or on large privately owned properties. This property is not large enough to accommodate these types of uses. The Master Plan describes one of the characteristics of the OL land use category as open lands and facilities that are owned and managed by state and federal agencies. This parcel is privately owned and the other privately owned parcels in this area are in the ON category in the Master Plan. For consistency, this parcel should be redesignated to the ON category to match the other privately owned parcels in the area. For these reasons, staff finds the request for the ON land use category is appropriate for this location.

**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 May 21, 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.

**TAB/CAC:**

**APPROVALS:**

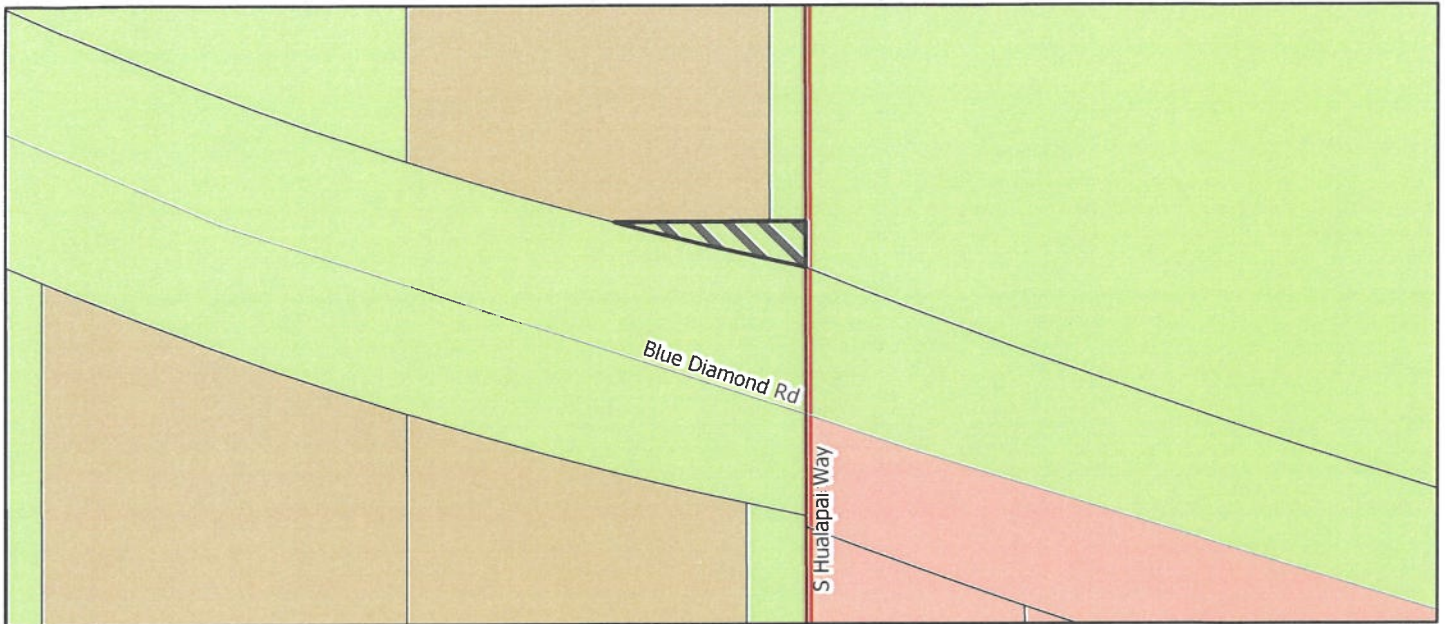
**PROTEST:**

**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING

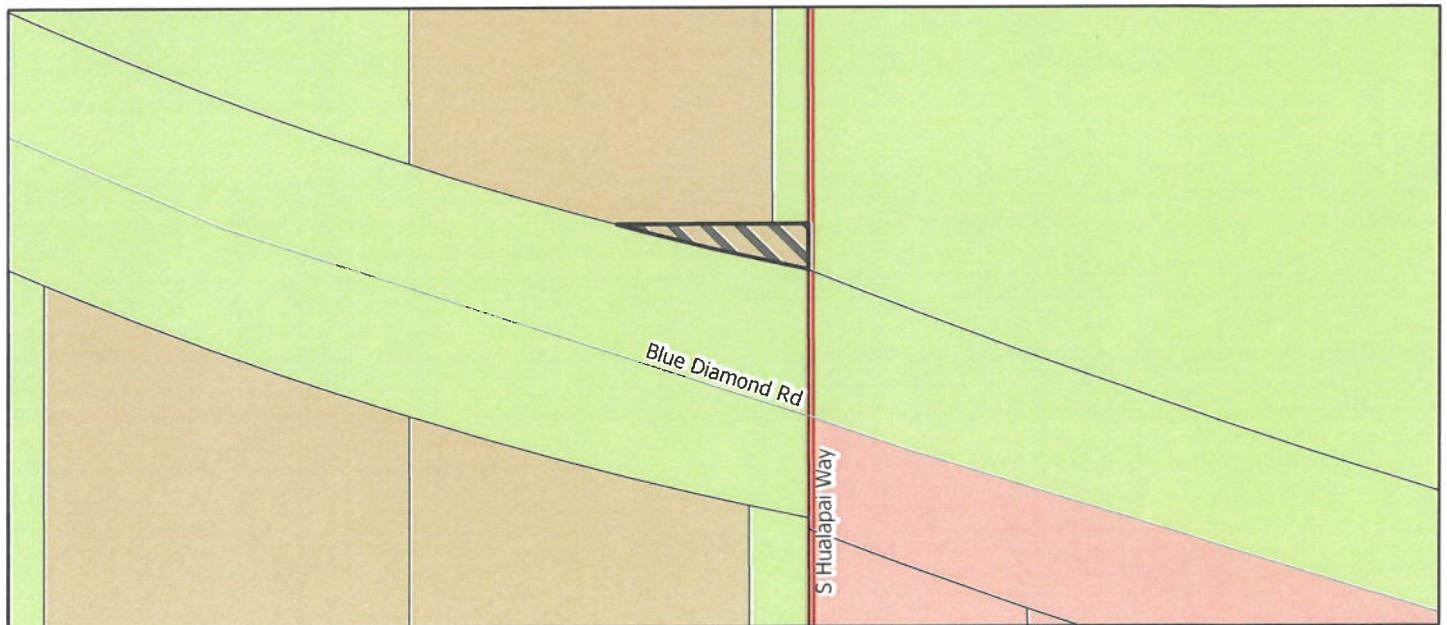
**CONTACT:** CLARK COUNTY COMPREHENSIVE PLANNING, 500 SOUTH GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

# Planned Land Use Amendment PA-25-700013

**DRAFT**



**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

## Northwest County Clark County, Nevada

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



04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0197-MOISES, TANIA:**

**ZONE CHANGE** to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)

---

RELATED INFORMATION:

**APN:**

175-24-502-006

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.12
- Existing Land Use: Undeveloped

Background

The H-2 zoning district has not been widely used in Clark County for many years. It was an obsolete zoning district which allowed incompatible uses to be developed adjacent to each other. Since 1990, applications for zone changes to the H-2 zoning district were no longer permitted. When the Board of County Commissioners (BCC) adopted the revised Title 30 Development Code (Code) in August 2023, the H-2 zoning district was removed from the Code. On March 20, 2024, the BCC directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Code. The request is to change the zoning district from an H-2 to an RS80 (Residential Single-Family 80) Zone.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands & Outlying Neighborhood (up to 05 du/ac)	H-2	Undeveloped
South	Open Lands & Outlying Neighborhood (up to 05 du/ac)	H-2	Blue Diamond Road & undeveloped



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Open Lands	H-2	undeveloped
West	Open Lands & Outlying Neighborhood (up to 05 du/ac)	H-2	undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0196	Reclassify portions of 1,191.94 acres from an H-2 zone to OS, RS80, CG and PF is a related item on the May 21, 2025 Board of County Commissioners agenda.
ZC-25-0198	Reclassify 2.28 acres from H-2 to RS80 is a related item on this agenda.
PA-25-700013	Redesignate 0.12 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a companion item on this agenda.
PA-25-700014	Redesignate 2.28 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Reclassifying the property to an RS80 zone would be consistent with other privately owned parcels in rural areas. For these reasons, staff finds the request for the RS80 zone is appropriate for this location.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, 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.

**TAB/CAC:****APPROVALS:****PROTESTS:**



**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING  
**CONTACT:** CLARK COUNTY COMPREHENSIVE PLANNING, 500 SOUTH GRAND  
CENTRAL PARKWAY, LAS VEGAS, NV 89155

DRAFT

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-25-700014-WILLETT, JAMES C & YU CHONG:**

**PLAN AMENDMENT** to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON).

Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within the Northwest County Planning Area (Red Rock). J/al (For possible action)

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**RELATED INFORMATION:**

**APN:**

175-14-702-007 ptn

**EXISTING LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

**PROPOSED LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 11265 West Cougar Avenue
- Site Acreage: 2.28 (portion)
- Existing Land Use: Single-family residence

**Background**

The parcel is currently zoned H-2 (General Highway Frontage). On March 20, 2024, the Board of County Commissioners directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Title 30 Development Code based on existing land use and conformance to the Master Plan. The northern portion of this privately owned parcel was dedicated right-of-way for Cougar Avenue which was vacated in October 2019. The majority of the parcel is in the Outlying Neighborhood (ON) category in the Master Plan; however, the northern portion of the parcel that was part of the Cougar Avenue right-of-way is in the Open Lands (OL) category in the Master Plan. Redesignating the northern portion of the parcel to the ON category will allow the parcel to be reclassified from an H-2 to an RS80 (Residential Single-Family 80), which conforms to the ON category in the Master Plan and would place the entire parcel into one uniform zoning district that is appropriate for the property based on the existing land use, a single-family residence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0629	Vacated easements and a portion of Cougar Avenue adjacent to the site - recorded	Approved by PC	October 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residence

**Related Applications**

Application Number	Request
ZC-25-0196	Reclassify portions of 1,191.94 acres from an H-2 zone to OS, RS80, CG and PF is a related item on the May 21, 2025 Board of County Commissioners agenda.
ZC-25-0197	Reclassify 0.12 acres from H-2 to RS80 is a related item on this agenda.
ZC-25-0198	Reclassify 2.28 acres from H-2 to RS80 is a companion item on this agenda.
PA-25-700013	Redesignate 0.12 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related 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 proposed change is from Open Lands (OL) to Outlying Neighborhood (ON). Intended primary land uses in the proposed ON land use category include single-family detached homes. Supporting land uses include accessory dwelling units, grazing, small-scale crop and food production, low-intensity agriculture and associated outbuildings, and neighborhood-serving public facilities such as parks, trails, open space, and other complementary uses.

The primary land uses for the OL category include active and passive recreation, habitat conservation, grazing and designated military facilities, with supporting land uses to include renewable energy. These types of uses are typically developed on public lands or on large privately owned properties. This parcel is 2.28 acres and is developed with a single-family residence. Based on the existing land use of the parcel the appropriate zoning district for the site would be RS80. The northern portion of the parcel is in the OL land use category and the RS80 zoning district does not conform to this category. The majority of this parcel is in the ON land use category in the Master Plan, and the RS80 zoning district conforms to the ON land use category. Redesignating the northern portion of the parcel to the ON land use category would allow the entire parcel to be reclassified to the RS80 zoning district, which would be consistent with other privately owned parcels in the area and the existing land use on the site. For these reasons, staff finds the request for the ON land use category is appropriate for this location.

**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 May 21, 2025 at 9:00 a.m., unless otherwise announced.

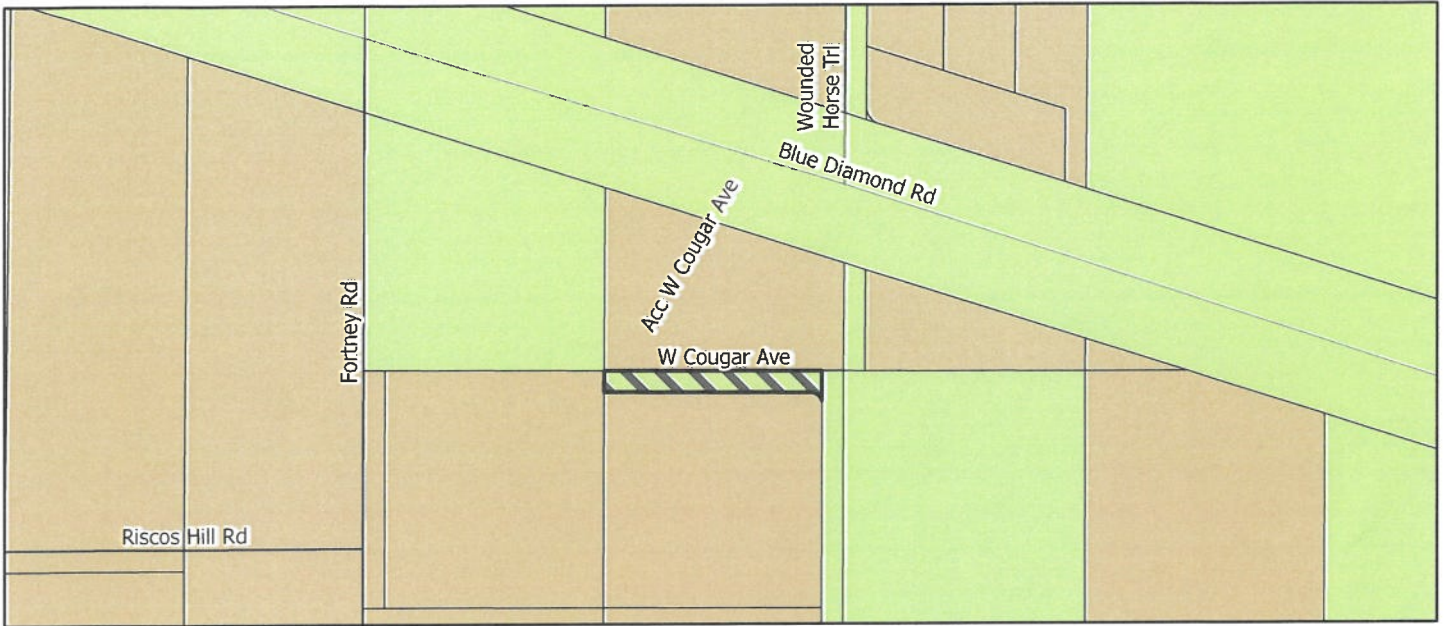
If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

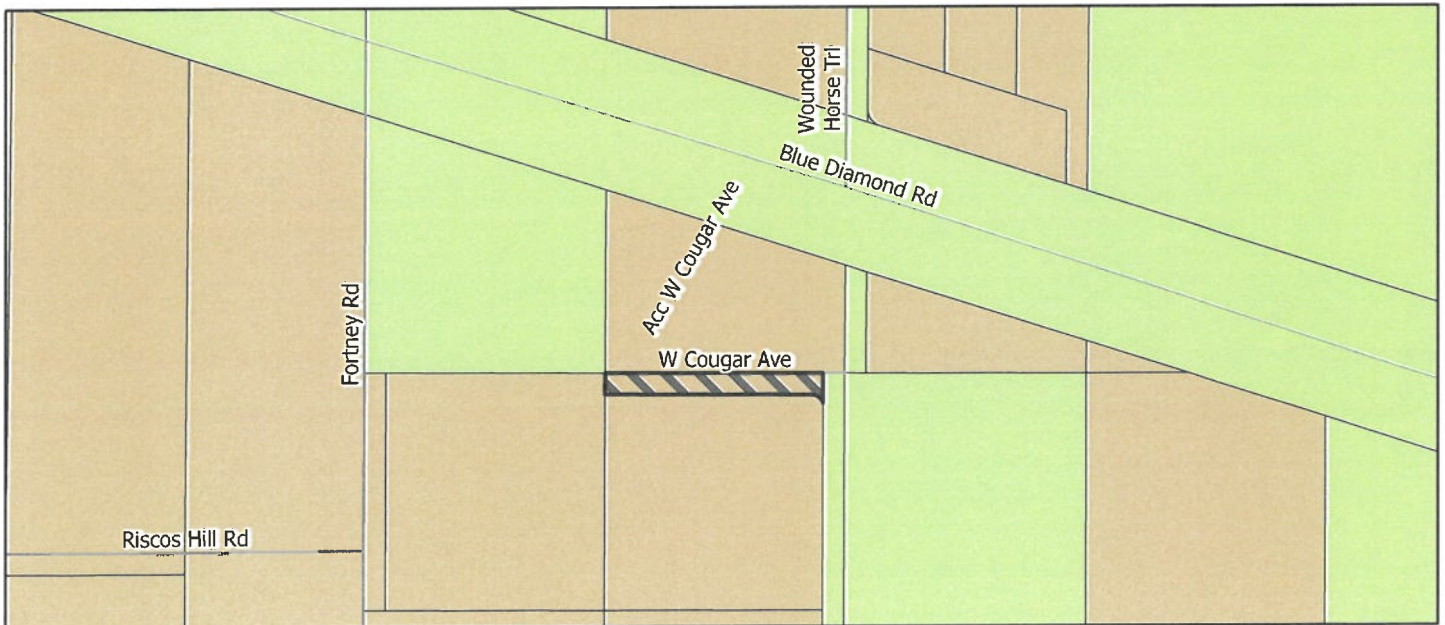
**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING  
**CONTACT:** CLARK COUNTY COMPREHENSIVE PLANNING, 500 SOUTH GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

# Planned Land Use Amendment PA-25-700014

**DRAFT**



**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

Northwest County  
Clark County, Nevada

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





04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0198-WILLETT, JAMES C & YU CHONG:**

**ZONE CHANGE** to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within the Northwest County Planning Area (Red Rock). JJ/al (For possible action)

RELATED INFORMATION:

**APN:**

175-14-702-007

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 11265 West Cougar Avenue
- Site Acreage: 2.28
- Existing Land Use: Single-family residence

Background

The H-2 zoning district has not been widely used in Clark County for many years. It was an obsolete zoning district which allowed incompatible uses to be developed adjacent to each other. Since 1990, applications for zone changes to the H-2 zoning district were no longer permitted. When the Board of County Commissioners (BCC) adopted the revised Title 30 Development Code (Code) in August 2023, the H-2 zoning district was removed from the Code. On March 20, 2024, the BCC directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Code. The request is to change the zoning district from an H-2 to an RS80 (Residential Single-Family 80) Zone.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0629	Vacated easements and a portion of Cougar Avenue adjacent to the site - recorded	Approved by PC	October 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residence

### Related Applications

Application Number	Request
ZC-25-0196	Reclassify portions of 1,191.94 acres from an H-2 zone to OS, RS80, CG and PF is a related item on the May 21, 2025 Board of County Commissioners agenda.
ZC-25-0197	Reclassify 0.12 acres from H-2 to RS80 is a related item on this agenda.
PA-25-700013	Redesignate 0.12 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
PA-25-700014	Redesignate 2.28 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The property is developed as a single-family residence on a 2.28 acre parcel. The RS80 zoning district is appropriate for this type of land use in rural areas and the zoning district conforms to the Outlying Neighborhood (ON) land use category in the Master Plan. As of January 1, 2024 H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. For these reasons, staff finds the request to rezone the property to the RS80 is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, 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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING

**CONTACT:** CLARK COUNTY COMPREHENSIVE PLANNING, 500 SOUTH GRAND  
CENTRAL PARKWAY, LAS VEGAS, NV 89155

**DRAFT**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-25-0196-BLUE DIAMOND CENTERS, LLC:**

**ZONE CHANGES** to reclassify portions of 1,191.94 acres as follows: **1)** reclassify portions of 206.49 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; **2)** reclassify 0.16 acres from an H-2 (General Highway Frontage) Zone to a PF (Public Facility) Zone; **3)** reclassify 17.76 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and **4)** reclassify portions of 967.53 acres from an H-2 (General Highway Frontage) Zone to an OS (Open Space) Zone within the Red Rock Overlay.

Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way within the Northwest County Planning Area (Red Rock) (description on file). JJ/al (For possible action)

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**RELATED INFORMATION:**

**APN:**

List on file.

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: On file
- Site Acreage: Portions of 1,191.94 acres
- Existing Land Use: Single-family residences and undeveloped

**Background**

The H-2 zoning district has not been widely used in Clark County for many years. It was an obsolete zoning district which allowed incompatible uses to be developed adjacent to each other. Since 1990, applications for zone changes to the H-2 zoning district were no longer permitted. When the Board of County Commissioners (BCC) adopted the revised Title 30 Development Code (Code) in August 2023, the H-2 zoning district was removed from the Code. On March 20, 2024, the BCC directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Code. The request is to change the zoning districts from H-2 to RS80 (Residential Single-Family 80) Zone, CG (Commercial General) Zone, PF (Public Facilities) Zone, or OS (Open Space) Zone to align with the Master Plan land use categories.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	PF, RS80, & RS20	Reservoir for water district, detention basin & undeveloped
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & RS20	Single-family residential & undeveloped
East	Open Lands; Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac); & Public Use (PU)	H-2, CG, RS20, & RS3.3	Single-family residential & undeveloped
West	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & RS20	Single-family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0197	A zone change to reclassify 0.12 acres from H-2 to RS80 is a related item at the April 15, 2025 Planning Commission meeting.
ZC-25-0198	A zone change to reclassify 2.28 acres from H-2 to RS80 is a related item at the April 15, 2025 Planning Commission meeting.
PA-25-700013	A plan amendment to redesignate 0.12 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related item at the April 15, 2025 Planning Commission meeting.
PA-25-700014	A plan amendment to redesignate 2.28 acres from Open Plans (OL) to Outlying Neighborhood (ON) is a related item at the April 15, 2025 Planning Commission meeting.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis  
Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. For these reasons, staff finds the request to rezone the properties to the RS80, CG, PF, or OS zoning districts is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.



**Staff Recommendation**

Approval.

If this request is approved, 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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING

**CONTACT:** CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

DRAFT