

Enterprise

Area Background

The Enterprise planning area (“Enterprise”) encompasses approximately 66.5 square miles (42,600 acres) in the southwest quadrant of the Las Vegas Valley. Enterprise is located south of the Spring Valley planning area, southwest of the Winchester/Paradise planning area, and west of the City of Henderson. The planning area is also bound by the Northwest County planning area to the west and the South County planning area to the south.

Area Character

Enterprise has experienced rapid growth over several decades and development patterns are continuing to evolve and is one of the last areas in the Las Vegas Valley where larger tracts of land can still be assembled and developed. The planning area includes some established commercial areas along Las Vegas Boulevard South and developed employment areas near Harry Reid International Airport (LAS), along Highway 215, and along the Union Pacific Railroad. Established estate and large lot residential neighborhoods are common in Enterprise. While large portions of Enterprise are undeveloped, many pockets of vacant land are being converted to suburban single-family residential development. Pockets and strips of commercial development are concentrated along Las Vegas Boulevard South, Blue Diamond Road, and Rainbow Boulevard (between Warm Springs Road and Windmill Lane), but others are emerging in conjunction with residential growth in the area.

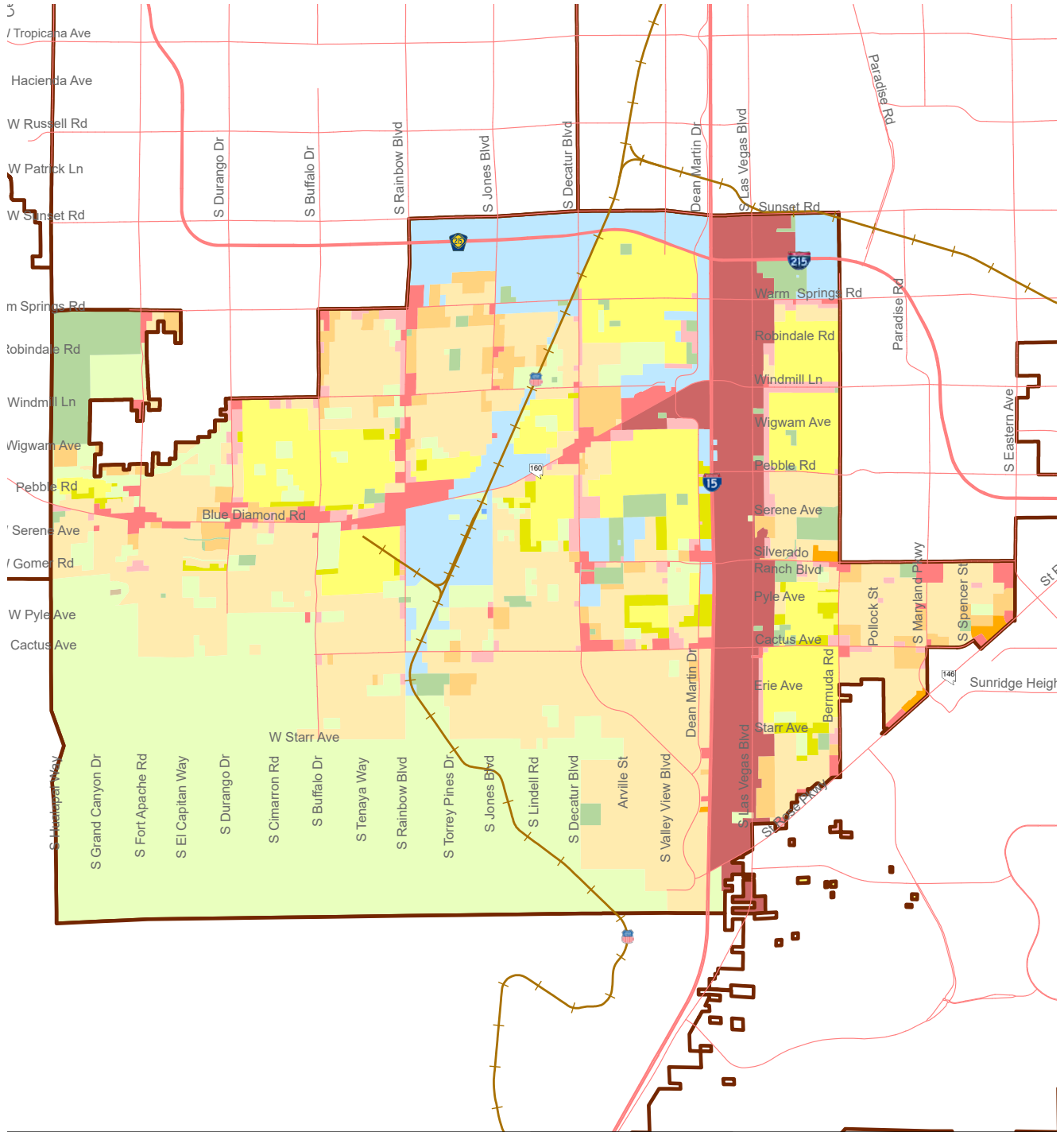
The proximity of Enterprise to LAS has led to the establishment of a Cooperative Management Area (CMA) that is partially in Enterprise. In conjunction with the CMA, the Airport Environs Overlay (AEO) District, and Airport Airspace Overlay (AAO) District assists to ensure the development of compatible uses in proximity to LAS and in land owned by the Clark County Department of Aviation (DOA).



History of the Enterprise Planning Area

The Enterprise planning area was formed in December 1996.

Enterprise Planned Land Use Map



Enterprise - Planned Land Use

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

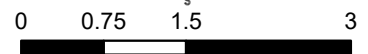
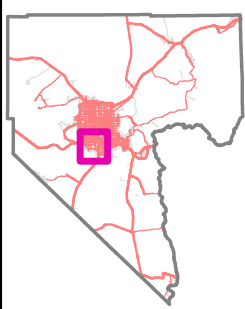
- Business Employment (BE)
- Industrial Employment (IE)

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)
- Planning Areas



Miles
 Date Adopted: November 17, 2021
 Date Amended: July 31, 2023



Enterprise Goals and Policies

Goal EN-1: Maintain established large lot neighborhoods in Enterprise while accommodating the diversification of housing options over time

POLICY EN-1.1: NEIGHBORHOOD INTEGRITY

Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. [See also, Countywide Policy 1.5.2, *Compatible Development*]

POLICY EN-1.2: RANCH ESTATE NEIGHBORHOODS

Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in the Neighborhood Land Use Category Definitions. [See also, Countywide Policy 1.5.1: *Rural Neighborhood Preservation Areas*]

Goal EN-2: Adapt infrastructure and services to meet changing needs in Enterprise

POLICY EN-2.1: PUBLIC FACILITIES NEEDS ASSESSMENT

Require new development to contribute towards the provision of necessary public infrastructure in accordance with the Southwest Las Vegas Valley Public Facility Needs Assessment Report (PFNA).

POLICY EN-2.2: PUBLIC SERVICES

Limit the conversion of land dedicated to public facilities for the purposes of residential development and coordinate with Clark County Fire Department (CCFD), Las Vegas-Clark County Library District (LVCCLD), Clark County School District (CCSD), and other public service providers to ensure services and facilities expand as the planning area grows.

Goal EN-3: Preserve land for habitat, recreation, and open space

POLICY EN-3.1: WASHES, ARROYOS, AND DRAINAGEWAYS

Identify washes, arroyos, and drainageway corridors—like Duck Creek—for potential preservation for habitat, recreation, open space, and restoration in collaboration with the Clark County Regional Flood Control District (RFCDD) and other regional partners.

POLICY EN-3.2: PARKS AND OPEN SPACE

Seek opportunities to protect distinctive topographic features for parks and open space through purchase, preservation, or dedication.

POLICY EN-3.3: ACCESS TO PUBLIC LANDS

Encourage new development to provide and maintain access to public lands through access easements and trail connections.

POLICY EN-3.4: PARKS AND OPEN SPACE FACILITIES

Continue to work towards improved roadways, parking, restrooms, and other infrastructure and facilities at existing parks and open space areas to ensure safe access for all users.

POLICY EN-3.5: PATHS AND TRAILS

Encourage the integration of equestrian trails and paths for people walking and riding bikes in large lot developments with existing and proposed trail systems, open space, and parks.

Goal EN-4: Improve multimodal connectivity in Enterprise in conjunction with future growth

POLICY EN-4.1: CONTINUATION OF MAJOR STREETS

Maintain existing rights-of-way and plan for the extension of rights-of-way needed for the continuation of major streets to support street connectivity.

POLICY EN-4.2: TRANSIT ACCESS

Coordinate with the Regional Transportation Commission of Southern Nevada (RTC) on the expansion of transit and paratransit services commensurate with demand.

POLICY EN-4.3: RAIL CROSSINGS

Limit at-grade railroad crossings between major streets to reduce conflicts with rail operations. Design overpasses, underpasses, bike/pedestrian bridges, and at-grade rail crossings at major streets to allow for the safe and comfortable movement of people walking, biking, riding transit, or driving.



Goal EN-5: Protect the viability of industrial and employment areas in Enterprise

POLICY EN-5.1: ARDEN EMPLOYMENT

Support the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise.

POLICY EN-5.2: HIGHWAY-ADJACENT EMPLOYMENT

Encourage light-industrial, employment, and emerging technologies uses to establish and operate along Highway 215 and Interstate 15.

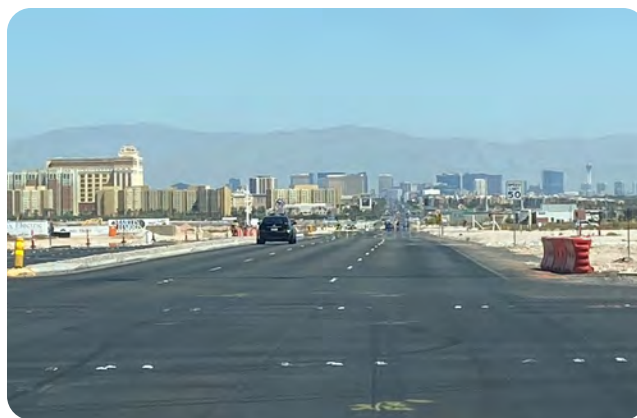
POLICY EN-5.3: DESIGNATED EMPLOYMENT AND COMMERCIAL AREAS

Limit the conversion of industrial and commercial lands for the purposes of residential development to protect the health and quality of life of residents, limit land use conflicts, reduce impacts from the airport, lessen impacts to airport operations, and to protect the viability of existing and future employers and businesses in Enterprise.

Goal EN-6: Facilitate orderly, incremental growth in Enterprise

POLICY EN-6.1: AIRPORT ENVIRONS OVERLAY DISTRICT

Periodically review and update the boundary of the AEO District in coordination with the DOA to reflect changes to airport noise contours and flight paths. [See also, Countywide Policy 5.2.1, *Harry Reid International Airport*.]



POLICY EN-6.2: COOPERATIVE MANAGEMENT AREA USES

Prohibit residential uses, or other incompatible uses—as defined by Title 30—on deed restricted parcels or as prohibited within the Airport Environs Overlay District (AEOD).

POLICY EN-6.3: NATIONAL GUARD READINESS CENTER

Concentrate commercial and industrial uses adjacent to the National Guard Readiness Center. Coordinate with the Nevada National Guard on relevant land use applications to ensure proposed uses are compatible with the ongoing operation of the National Guard Readiness Center.

POLICY EN-6.4: LAS VEGAS BOULEVARD SOUTH

Encourage the expansion of tourism-focused commercial uses along Las Vegas Boulevard South and Interstate 15 where appropriate.

POLICY EN-6.5: CONTIGUOUS DEVELOPMENT

Promote the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County by encouraging contiguous development where possible.

POLICY EN-6.6: COST-EFFECTIVE GROWTH

Encourage development in areas already served by the County and service providers to the maximum extent feasible.