

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0861-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-30-401-019

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.71
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant is requesting a zone change to an RS3.3 (Residential Single-Family 3.3) Zone. The subject site is proposed for a 37 lot single-family residential subdivision with a density of 7.86 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and east of this site. Furthermore, the proposed single-family residential development will bring less traffic, noise, and light than if a commercial use was built.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	CG	Vehicle maintenance and repair, gas station, & retail
East	Compact Neighborhood (up to 18 du/ac)	RS2	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700055	A plan amendment from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
DR-25-0863	A design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0862	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500208	A tentative map for 37 single-family residential lots 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 proposed RS3.3 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends along Rush Avenue between Arville Street and Decatur Boulevard. To the north of the project site, across Rush Avenue, is an existing single family residential development located within an RS3.3 zone. Immediately to the east of the subject property is an existing single family residential development located within an RS2 zone. Staff finds the request to be a response to the community's need for more housing and reflects an adjustment to the decreased demand for commercial office space in this area of Enterprise. Furthermore, in-fill development is vital for optimizing land use in constrained areas and contributes to minimizing urban sprawl. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** February 3, 2026 – APPROVED – Vote: Unanimous  
**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:** 1 card

**PROTESTS:** 4 cards

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146