

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0487-PARADISE SPA OWNERS ASSN:

ZONE CHANGE to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Existing Land Use: Vacant condominium development

Applicant's Justification

The applicant is requesting a zone change from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. The site itself served as a residential condominium development that will be demolished and subdivided into a total of 275 lots with 78 lots being dedicated to attached townhomes and the remaining being for the detached homes. According to the applicant, the zone change is intended to maintain a compatible development pattern with the surrounding area. Furthermore, the proposed development is conforming to the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989

Prior Land Use Requests

Application Number	Request	Action	Date
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezone a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
PUD-25-0489	A planned unit development consisting of single-family attached and detached units is a companion item on this agenda.
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500121	A tentative map for 275 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. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. Although the subject site does not abut RS2 zoned developments, some of the adjacent parcels surrounding this site are zoned for more intensive uses. The proposed RS2 zoned development will provide a transition area between the more intense uses located along Las Vegas Boulevard South and the single-family residential development zoned RS3.3 to the east. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single-family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS2 zone is appropriate for this location.

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:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 and reference POC Tracking #0018-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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