

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

ZONE CHANGE to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states the area has been transitioning from an undeveloped and low-density residential area to a variety of residential and commercial uses. The request for RS3.3 zoning will help add to the mix of residential uses in the area. RS3.3 zoning will be far less intense than the commercial uses that could be allowed with the existing H-2 zoning and Neighborhood Commercial (NC) land use category on the site. Residential zoning would be preferable for the existing residential communities to the east, west, and south of the site. Furthermore, H-2 zoning is no longer a valid zoning category with the recent update to the Title 30 Development Code.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-26-0088	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-26-500025	A tentative map for an 18 lot single-family residential subdivision 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. 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. The request for RS3.3 zoning is compatible with the surrounding area as the adjacent properties to the east, south, and west are also zoned residential. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

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: May 5, 2026 – APPROVED – Vote: Unanimous
Absent: Stone

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0323-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS: 8 cards, 1 letter

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: April 7, 2026 – HELD – To 05/05/26 – per the applicant.

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135