

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0527-BLUE RAIN PARTNERS, LLC:**

**HOLDOVER ZONE CHANGE** to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

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

RELATED INFORMATION:

**APN:**

176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 14.19
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the proposed RS3.3 zoning offers a more appropriate transition correlating with the surrounding zoning. Additionally, the request will not have any substantial adverse effect on the surrounding public facilities and services.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0555	Vacated and abandoned easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120 (ZC-17-1086)	First extension of time to reclassify 27.5 acres of the subject site to C-2 for a shopping center - expired	Approved by BCC	October 2021
VS-17-1087	Vacated and abandoned easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use	H-2 & RS20	Undeveloped
West	Corridor Mixed-Use	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700032	A plan amendment to redesignate the site from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-25-0529	A waivers of development standards and design review for a single-family residential development that also includes APN 176-22-701-034 to the south is a companion item on this agenda.
TM-25-500130	A tentative map for a 99 lot single-family residential subdivision that also includes APN 176-22-701-034 to the south 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 request for RS3.3 zoning on the site is compatible with the surrounding area. There are existing examples of single-family residential developments located adjacent to or near Blue Diamond Road farther west. The proposed RS3.3 zoning allows for a transition between a busy state highway (Blue Diamond Road) and the Neighborhood Protection (RNP) Overlay properties to the south. Similar examples of RS3.3 zoning being used to buffer RNP areas in the vicinity are located to the north of Blue Diamond Road. 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. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners’ meeting for final action on **November 5, 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.

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- 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 and reference POC Tracking #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:** 9 cards, 2 letters

**PLANNING COMMISSION ACTION:** September 16, 2025 – HELD – To 10/07/25 – per the applicant.

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA

**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119