

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0366-CHAI SS24, LLC:**

**ZONE CHANGE** to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

176-24-801-010

**PROPOSED LAND USE PLAN:**

ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS2 (Residential Single-Family 2) Zone. The subject site is proposed for a 21 lot single-family residential subdivision with a density of 8.46 dwelling units per acre. According to the applicant, although the subject parcel is adjacent to RS20 zoning, the Master Plan for the area is Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The presence of this potential RS3.3 zoning underscores the appropriateness of this requested zoning change for RS2.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700025	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0368	A waiver of development standards and design review for a single family residential development is a companion item on this agenda.
VS-25-0367	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500088	A tentative map for a 21 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. Staff cannot support the request for RS2 zoning, since staff does not support the change in land use category to Compact Neighborhood (CN). Approval of this project will allow more dense zoning with smaller lot sizes to intrude into an existing suburban residential area which predominately have lots that exceed 3,300 square feet. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development. Furthermore, if 2 lots were removed from the proposed subdivision the applicant could apply for a conforming zone change to RS3.3 and not have to redesignate the existing Master Plan from Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to Compact Neighborhood (up to 18 du/ac). For these reasons, staff finds the request for the RS2 zoning district not 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**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 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:**

### **Department of Aviation**

If approved:

- 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**

- No comment.

### **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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147