

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:**

**ZONE CHANGE** to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone.

Generally located west of Parvin Street (alignment) and south of Loretta Lane within Enterprise (description on file). MN/al (For possible action)

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RELATED INFORMATION:

**APN:**

191-05-601-019

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the proposed zone change will allow for the development of a 235 unit senior housing multi-family residential community. The planned land use for the site is Entertainment Mixed-Use, which anticipates a mixture of high density and intensity uses. This site is set back from Las Vegas Boulevard and as such meets the Master Plan in that high-density residential uses are encouraged but should be concentrated in areas that lack the visibility or access needed for gaming and other tourist-oriented uses. The RM50 zoning district conforms to the Entertainment Mixed-Use category in the Master Plan. The request is consistent with the land use plan and the surrounding properties.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	RS20	Undeveloped
South	Entertainment Mixed-Use	RM32	Undeveloped
East	Entertainment Mixed-Use	CR	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0804	Waivers of development standards and design review for a senior housing development is a companion item on this agenda.
VS-25-0803	Vacation and abandonment of easements 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 site and the adjacent properties are in the Entertainment Mixed-Use category in the Master Plan. The Entertainment Mixed-Use category is intended for a mix of retail, restaurants, entertainment, gaming, lodging and other tourist-oriented services with high density residential developments as a supporting land use. Within this land use category high density residential uses are encouraged as a supporting use concentrated in areas that lack visibility or access needed for gaming and other tourist-oriented uses. This site is located more than 1,100 feet west of Las Vegas Boulevard and there are existing and approved multi-family residential developments between this site and Las Vegas Boulevard. The RM50 zoning district conforms to the Entertainment Mixed-Use category in the Master Plan. Reclassifying the site to the RM50 zone complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. For these reasons, staff finds the request for RM50 zoning 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**

- 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 and reference POC Tracking #0274-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PANTHER ACQUISITION, LLC

**CONTACT:** NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 420 S. FOURTH STREET, LAS VEGAS, NV 89101