

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0571-USA:

HOLDOVER ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-27-401-013

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 20.1
- 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 210 lot single-family residential subdivision with a density of 10.44 dwelling units per acre. According to the applicant, this request aims to enhance compatibility with adjacent properties and allows the proposed 210 lot in-fill development on a site that is designated for affordable housing by Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.
WS-25-0573	A waiver of development standards for a single-family residential development is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 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. The subject site is adjacent to an RS2 zoned development to the east and there are some other subdivisions in proximity to the site (south and east) that are zoned for more intensive uses. 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 RS2 zoning 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

- 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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

TAB/CAC: Enterprise - denial.

APPROVALS: 3 cards, 1 letter

PROTESTS: 119 cards, 22 letters

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

APPLICANT: KAVISON HOMES LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119