

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0267-PARDEE HOMES NEVADA:

HOLDOVER ZONE CHANGES for the following: **1)** reclassify 2.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:

176-21-501-014

LAND USE PLAN:

ENTERPRISE – LOW INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.44
- Existing Land Use: Vacant

Applicant's Justification

The applicant is requesting a zone change from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. The proposed zoning designation is suited in this area and meets the intent for transitional zoning adjacent to the RS20 (NPO-RNP) area located to the north of this development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700015	Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban). Approved with a reduction to RL (Residential Low)	Approved by BCC	March 2019
DR-17-0825	Design review for a single-family residential development - expired	Approved by BCC	November 2017
VS-17-0511	Vacation and abandonment easements - expired	Approved by PC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from an R-E zone to an R-E (RNP-I) zone	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20 (NPO-RNP)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3 (NPO-RNP)	Single-family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
WS-26-0269	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-26-0268	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500069	A tentative map for a 6 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 intent of the RS5.2 zoning district is to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The proposed RS5.2 zoning provides an appropriate transition between the undeveloped RS20 zoned parcel to the east, with a planned land use of Low-Intensity Suburban Neighborhood (LN), and the existing single-family residential development to the east. The RS5.2 zoning district is compatible with the single-family residential development within the surrounding area. Furthermore, staff finds the request 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 RS5.2 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:**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 #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS: 2

PROTESTS: 3

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: TRI POINTE HOMES NEVADA, INC.

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120