

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGES for the following: **1)** reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-30-801-005; 177-30-801-031 ptn; 177-30-813-001

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 12.68 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed zone change to RS2 will create a transitional area between the commercially planned area to the south and the lower density residential area to the north. The request will also allow for more diverse housing options for the area. Furthermore, the Neighborhood Protection (RNP) Overlay on APN 177-30-801-005 is no longer needed since there are no other parcels with this designation within a 1,000 foot radius of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved by BCC	August 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700031	A plan amendment for a portion of the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development for a portion of the site is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
TM-25-500128	A tentative map for a portion of the site for 111 single-family residential lots 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**

The zone change is for the northern 2 parcels as well as the northern portion of the larger southern parcel. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS2 zoning is compatible with the surrounding area. The RS2 zoning for a portion of the site as proposed will provide a transition from the Corridor Mixed-Use (CM) planned land use south of the site to the lower density RS3.3 zoned single-family residential developments north of the site. The Neighborhood Protection (RNP) Overlay on APN 177-30-801-005 is no longer viable as the parcel is undeveloped and is no longer contiguous with any other parcels designated with the Neighborhood Protection (RNP) Overlay. Furthermore, the area has been transitioning to higher density residential uses. 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 that provide opportunities to expand “middle” housing options that are less prevalent in unincorporated parts of Clark County. For these reasons, staff finds the request for RS2 zoning is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: September 2, 2025 – APPROVED – Vote: Unanimous
Absent: Kirk

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 #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 11 cards, 3 letters

APPLICANT: KB HOME

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