

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone).

Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that an 80 foot wide power easement along the north property line of the northern parcel limits available buildable space, and thus, making it a challenge to conform to rural standards for development. The proposed **RS5.2** zoning is appropriate since there are existing **RS5.2** and **RS3.3** zoned subdivisions farther to the south and southwest. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family planned unit development

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
WS-25-0284	A waiver of development standards and design review to modify residential adjacency standards and increase wall height in conjunction with a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Giles pie Street and government patent easements is a companion item on this agenda.
TM-25-500070	A tentative map for a proposed 8 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 finds the request to **RS5.2** zoning to not be compatible with the surrounding area. The properties to the east, west, and south are planned Ranch Estate Neighborhood (RN), zoned **RS20**, and developed with existing single-family residences. Therefore, the existing **RS20** zoning on the site is more compatible with the existing adjacent and abutting properties than the proposed **RS5.2** zoning. Furthermore, the applicant states that the 80 foot wide power easement along the north property line of the north parcel is justification for the proposed **RS5.2** zoning. However, only a 56.5 foot wide portion of the power easement is on the parcel, leaving 0.68 acres available for development, which is more than the required minimum lot size of 0.5 acres needed in the **RS20** zone. The request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods that is compatible with scale and intensity of the surrounding area. For these reasons, staff finds the request for **RS5.2** zoning not appropriate for this location.

Staff Recommendation

Denial. 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.

STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card, 2 letters

PROTESTS: 19 cards, 2 letters

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 04/16/24 – per the applicant.

PLANNING COMMISSION ACTION: April 16, 2024 – HELD – To 06/18/24 – per the applicant.

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 12/17/24 – per the applicant.

PLANNING COMMISSION ACTION: December 17, 2024 – FORWARDED – NO RECOMMENDATION.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 06/04/25 – per the applicant.

APPLICANT: KHUSROW ROOHANI

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118