

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-801-004

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the proposed zone change is compatible with the area given the similarly zoned RS3.3 developments to the north, east, and south of the site. In addition, the property on the west side of Grand Canyon Drive is currently zoned RS3.3. This property is currently designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) in the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Open Lands	RS3.3	Undeveloped

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

Related Applications

Application Number	Request
DR-24-0047	A design review for a 15 lot subdivision as a companion item on this agenda.
VS-24-0046	A request to vacate patent easements is a companion item on this agenda.
TM-24-500015	A tentative map for a 15 lot single family 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 that there has been a trend for parcels in the area to be reclassified to an RS3.3 zone for single family residential development, especially in the area to the south of Blue Diamond Road, west of Fort Apache Road, north of Gomer Road and to the east of Hualapai Drive, which would make this request appropriate for the area. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. For these reasons, staff finds the request for the RS3.3 zone 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:**Public Works - Development Review**

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

TAB/CAC: Enterprise - approval (provide trail access in the NV Energy easement).

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

CONTACT: JAMES GRINDSATFF, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS,
NV 89084