

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:**

**ZONE CHANGE** to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-801-001 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.03(portion)/5.16(site)
- Existing Land Use: Undeveloped with a billboard on site

Applicant's Justification

The applicant is requesting a zone change on almost the entirety of the property from CG (Commercial General) Zone to RS2 (Residential Single-Family) Zone. The area that has been excepted out of this request is a billboard lot that is roughly a tenth of an acre. The subject site is proposed for a 48 lot single-family residential subdivision with a density of 9.54 dwelling units per acre. According to the applicant, the subject parcel is located at the end of a dead end street further limiting vehicular circulation for future commercial development. Existing utility and service infrastructure exists in the area, and the residential request will reduce the potential impacts such as traffic, noise, and light pollution that would otherwise be associated with CG zoning.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex - expired	Approved by BCC	December 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West	Entertainment Mixed-Use & Business Employment	RS20	US I-15 freeway & undeveloped

\*Immediately west is I-15

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a Public Works standards related to a minor subdivision is a companion item on this agenda.
VS-25-0765	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500186	A tentative map for a 48 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. Although the subject site does not abut RS2 zoning, some of the adjacent parcels surrounding this site are zoned for more intensive residential development. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. Furthermore, the parcel has been zoned for commercial purposes since 2001 yet remains undeveloped. 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. The request also 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. For these reasons, staff finds the request for the RS2 zone is appropriate for this location.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 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:**

### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** NEVADA INTERNATIONAL INVEST, LTD

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