

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

ZONE CHANGES for the following: **1)** reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04
- Existing Land Use: Undeveloped

Applicant’s Justification

The applicant states that the proposed RS3.3 zoning is compatible with the surrounding properties in the area. The proximity of the site to Blue Diamond Road provides commercial opportunities to potential residents of the site. The proposed zoning will not have a detrimental effect on the surrounding public facilities, infrastructure, and services. Surrounding developments have brought the required facilities directly adjacent to the site including sewer, water, power, cable, etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
PA-25-700027	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-25-0429	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0428	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500101	A tentative map for 54 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

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area. The abutting single-family residential subdivision to the east is zoned RS3.3. The proposed RS3.3 zoning on the site would be a continuation of the same zoning along the south side of Agate Avenue. A similar subdivision located adjacent to a Neighborhood Protection (RNP) Overlay is approximately 700 feet to the northwest and is also zoned RS3.3. The proposed RS3.3 zoning will also provide an appropriate transition from the more intense mixed-use development zoned CC to the south and the RS20 (NPO-RNP) zoned single-family residential properties to the north. Agate Avenue will also provide a buffer and separation from the Ranch Estate Neighborhood (RN) land use category and RS20 (NPO-RNP) zoned properties to the north. Although there is a single-family residence zoned RS20 (NPO-RNP) on the adjacent property to the west, that property is planned for Neighborhood Commercial uses. For these reasons, staff finds the request for RS3.3 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: July 15, 2025 – APPROVED – Vote: Unanimous
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 #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 17 cards

PROTESTS: 1 card, 4 letters

APPLICANT: KB HOME

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146