

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0139-CIMMARON SPRING DEUX, LLC:**

**ZONE CHANGES** for the following: **1)** reclassify 2.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

**APN:**

176-16-601-045

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. According to the applicant, the proposed zone change will still provide large lots that are consistent with the surrounding neighborhoods while providing an alternative housing option from what is immediately adjacent to the site. The proposed amendment supports the imperative for in-fill development. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl. Furthermore, the proposed zone change is appropriate because the subject parcel serves as a logical transitional property between larger-lot residential zoning to the west and smaller-lot residential development to the east. While the property is currently zoned RS20, the parcels directly across the street are zoned RS3.3, which allows for smaller lot sizes and higher residential density.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Zone change which adopted the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence with an equestrian facility

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-26-700011	A plan amendment from RN to LN is companion item on this agenda.
VS-26-0140	A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda.
WS-26-0141	Waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500034	A tentative map for a 12 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 cannot support the request for RS5.2 zoning, since staff does not support the change in land use category to Low-Intensity Suburban Neighborhood (LN). Approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. Additionally, the property directly to the west is developed with a large equestrian facility; and therefore, is still a viable RNP neighborhood. The request does not comply with Policy EN-1.1 of the Master Plan which promotes the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent or within RNP areas. 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:**

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:** 1 card

**PROTESTS:** 11 cards, 3 letters

**PLANNING COMMISSION ACTION:** April 21, 2026 – DENIED – Vote: Unanimous

**APPLICANT:** CIMARRON SPRINGS DEUX, LLC

**CONTACT:** CIMARRON SPRINGS DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135