

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**

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

Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-701-001

**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 requests a zone change from RS20 to RS3.3 for the subject property, which has a Master Plan designation of Mid-Intensity Suburban Neighborhood. The surrounding area also has a Master Plan designation of Mid-Intensity Suburban Neighborhood. In addition, the property is surrounded by residential subdivisions zoned RS3.3, which makes this request for RS3.3 zoning appropriate for the subject property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS3.3	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0047	A waiver of development standards for a single-family detached residential development is a companion item on this agenda.
VS-25-0048	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500009	A tentative map for a 15 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. The request for RS3.3 zoning is compatible with the RS3.3 zoned single-family residential subdivisions in the nearby area, which include all the parcels abutting to the subject site to the east, south, and west. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The majority of parcels in the surrounding area also have a Master Plan zoning designation of Mid-Intensity Suburban Neighborhood. For these reasons, staff finds the request for the RS3.3 (Residential Single-Family 3.3) zone is appropriate for this location.

**Staff Recommendation**

Approval.

If this request is approved, the Board 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:****Fire Prevention Bureau**

- No comment.

**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 #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STORYBOOK HOMES

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134