

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0384-CUVA, JOHN A.:

ZONE CHANGE to reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.98
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 31 lot single-family residential subdivision with a density of 7.78 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and west of this site. Furthermore, the development is in an area that is already served by County and service providers.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated and abandoned rights-of-way on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified the southern parcel APN 176-27-801-017 to C-2 (now CG) zoning	Approved by BCC	December 2002

*Additional Mountain's Edge land use applications have been previously approved on the above mentioned subject parcels but are not relevant to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial center
East	Business Employment	IL	Undeveloped

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

Related Applications

Application Number	Request
DR-25-0386	A design review for a single-family residential development is a companion item on this agenda.
VS-25-0385	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
TM-25-500092	A tentative map for a 31 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 finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. Rainbow Boulevard is an arterial street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS3.3 zoning 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:**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 #0532-

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: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119