08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

AMENDED ZONE CHANGES for the following: **1)** reclassify 5.10 acres (previously notified as 5.0 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 west of Buffalo Drive and north of Torino Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:
176-16-801-019; 176-16-801-031

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.10
- 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, over the past couple of decades Las Vegas has seen tremendous population growth. Allowing a slightly higher density product to be placed strategically along the major roadways within an RNP area would allow developers to meet the growing needs of our valley by building the sought after detached single-family homes while still maintaining the integrity of the RNP areas. Also, proposed RS5.2 zoning is more appropriate since it would provide a transition from the adjacent major roadway to the established rural homes to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on the agenda.
WS-26-0058	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0057	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500011	A tentative map for an 18 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, these areas are currently being developed; 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:

Fire Prevention Bureau
If approved:
- 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 #0092-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS: 1
PROTESTS: 43

PLANNING COMMISSION ACTION: March 17, 2026 – HELD – To 04/21/26 – per the applicant.

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/19/26 – per the applicant.

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 07/07/26 – per the applicant to rewrite/re-notify.

PLANNING COMMISSION ACTION: July 7, 2026 – FORWARDED – NO RECOMMENDATION.

APPLICANT: BEAZER HOMES HOLDINGS, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120