10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:

HOLDOVER 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 north of Levi Avenue and west of Bronco Street within Enterprise (description on file). JJ/jgh/kh (For possible action)

RELATED INFORMATION:

APN:
176-35-501-031

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 indicates that a zone change to RS3.3 is to allow for residential development. The request is in conformance with the Master Plan and is consistent and compatible with existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-04-500188	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-04-0557	Vacation and abandonments for easements - recorded	Approved by PC	June 2004
WS-04-0556	Waiver to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-03-1865	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-01-0497	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential developments

Related Applications

Application Number	Request
VS-26-0435	A vacation and abandonment is a companion item on this agenda.
WS-26-0434	A waiver of development standards and design review for a single-family residence subdivision is a companion item on this agenda.
TM-26-500104	A tentative map for an 11 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 proposed RS3.3 zoning for the site is in conformance with the Master Plan, is consistent and compatible with the surrounding neighborhoods, and is in harmony with the development trends along Levi Avenue and Jones Boulevard. Surrounding the project site there are existing single family residential developments located within an RS3.3 zone. Staff finds the request for RS3.3 zoning is appropriate for this location and supports the County's goal of accommodating the diversification of housing options.

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:

Fire Prevention Bureau
- Applicant to show fire hydrant locations on-site and within 750 feet;
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0488-

2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS: 3
PROTESTS: 7

COUNTY COMMISSION ACTION: September 2, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118