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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0318-BOLOGNESE, JOSEPH & VIVI A:

HOLDOVER ZONE CHANGE to reclassify 1.93 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise (description on file). JJ/rk/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-025

LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 9770 W. Serene Avenue
- Site Acreage: 1.93
- Existing Land Use: Single-family residence

Applicant's Justification
This is a zone change request to RM18 (Residential Multi-Family 18) zoning. According to the applicant, although the subject parcel abuts properties zoned RS3.3 (Residential Single-Family 3.3), it is an infill property. The related request is a slight increase in density, ensuring it has no impact on the surrounding developed subdivisions. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Use permit for a minor training facility (community gardening)	Withdrawn	June 2021

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood is a companion item on this agenda.
VS-26-0319	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-26-0321	A waiver of development standards and design review for an attached single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development for an attached single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for 26 single-family attached residential lots 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 RM18 (Residential Multi-Family 18) zoning, since staff does not support the change in land use category to Compact Neighborhood (CN). Approval of this project will allow more dense zoning with an attached product type to intrude into a medium density suburban neighborhood. Additionally, the area to the south is currently being developed at a medium density; and therefore, the area is still a viable neighborhood at 8 dwelling unit per acre. 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. For these reasons, staff finds the request for RM18 (Residential Multi-Family 18) 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.

PLANNING COMMISSION ACTION: August 18, 2026 – APPROVED – Vote: Unanimous

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-19-601-025; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS: 7
PROTESTS: 25

PLANNING COMMISSION ACTION: July 21, 2026 – HELD – To 08/18/26 – per the applicant.

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

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