

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0745-COUNTY OF CLARK:

ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

177-12-196-002 ptn

PROPOSED LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.12 (portion)
- Existing Land Use: Flood channel

Applicant's Justification

The applicant states the subject area is currently part of a flood channel that is excess land that creates a void between the actual physical flood channel and an approved 5 lot single family residential subdivision to the east (TM-25-500039). If this request is approved, the void will be eliminated, and the area will be incorporated into the backyards of the 5 lots of the adjacent approved subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & RS20	Sunset Park & flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Approved single-family residential (TM-25-500039)
West	Neighborhood Commercial	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-25-700047	A plan amendment to redesignate a portion of the site from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) 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 surrounding area. The request will allow for an unused portion of the flood channel to be incorporated with the approved single-family residential subdivision to the east. Eliminating the void between the approved subdivision and the physical flood channel will improve safety in the area and eliminate an area for trash to gather or people to loiter. Furthermore, the proposed RS3.3 zoning will match the existing RS3.3 zoning of the adjacent approved subdivision to the east. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. 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: December 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 2 cards

PROTESTS:

APPLICANT: COUNTY OF CLARK (PUBLIC WORKS)

**CONTACT: NATHAN WHITE, ADAVEN HOMES, 3425 CLIFF SHADOWS PARKWAY,
SUITE 110, LAS VEGAS, NV 89129**