

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0030-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 7.03 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley (description on file). MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-101-016; 163-34-101-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.03
- Existing Land Use: Undeveloped

Site Plan

Essentially, the project will be developed in 2 different phases. Specifically, this request is for 2 subdivisions which are diagonally across the street from each other on the east and west sides of Pioneer Way. The westerly development is located on the northwest corner of Oquendo Road and Pioneer Way. The easterly development is located on the east side of Pioneer Way, 300 feet north of Oquendo Road.

Eastern Parcel - (Pioneer Oquendo 4b)

This development consists of 19 lots on 2.41 gross acres for a density of 7.88 dwelling units per acre. One point of access is shown from Pioneer Way to the west.

Western Parcel - (Pioneer Oquendo 4c)

This development consists of 36 lots on 4.62 gross acres for a density of 7.79 dwelling units per acre. One point of access is shown from Pioneer Way to the east.

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family) Zone. The overall subject development is proposed for a 55

lot single-family residential subdivision on approximately 7.03 gross acres. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting RS3.3 properties.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20 (AE-60)	Single-family residential & undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0031	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0032	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-500004	A tentative map for 19 single-family residential lots and common lots is a companion item on this agenda.
TM-25-500005	A tentative map for 36 single-family residential lots and common 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. The request for RS3.3 (Residential Single-Family 3.3) zoning is appropriate and compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site. The adjacent properties surrounding this site are currently zoned RS3.3. Furthermore, the request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning 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.

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:**

#### **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](mailto: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.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KENDRA SAFFLE

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