

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0141-STARDUST TOWERS, LLC:

ZONE CHANGE to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and a CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise (description on file). MN/rk (For possible action)

 RELATED INFORMATION:
APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 8818 Giles Street (multiple addresses)
- Site Acreage: 6.32
- Existing Land Use: Single family residence/ undeveloped

Applicant's Justification

The applicant is requesting a zone change to RM18 (Residential Multi-Family 18). The subject site is proposed for development of an 83 lot single-family attached townhouse project with a density of 13.13 dwelling units per acre. According to the applicant, the proposed RM18 zoning classification is a more compatible transition of land use from the existing RS20 to the east and future CR development to the west. Furthermore, the proposed request will not have any substantial adverse effect on the surrounding public facilities and services already contemplated for the area.

Prior Land Use Requests - APNs 177-16-402-004 & 177-16-405-001 (only)

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164 unit resort condominium	Approved by BCC	December 2006
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential
South	Neighborhood Commercial	CR	Multi-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Single-family residential
West	Entertainment Mixed-Use & Public Use	CR	Vacant & electric substation

Related Applications

Application Number	Request
PA-25-700010	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-25-0140	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-25-0142	A waiver of development standards for an 83 lot single-family attached residential development is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
TM-25-500032	A tentative map for 83 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. The proposed density of this project is a compatible transition of land uses in the area. Staff believes RM18 would be an appropriate zoning transition between the future CR properties along Las Vegas Boulevard to the west and the RS20 single-family residential developments to the east. Furthermore, the property is zoned CR and RS20 and has been undeveloped for many years. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand “middle” housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. For these reasons, staff finds the request for the RM18 Zone appropriate.

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.

STAFF CONDITIONS:**Southern Nevada Health District (SNHD) - Engineering**

- **Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; 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.**

PLANNING COMMISSION ACTION: April 1, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone Nay: Kilarski, Kirk

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.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;

- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 10 cards

PROTESTS: 16 cards, 5 letters

APPLICANT: EDDIE DUENAS

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