

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0198-WILLETT, JAMES C. & YU CHONG:

ZONE CHANGE to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone.

Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock (description on file). JJ/al (For possible action)

RELATED INFORMATION:**APN:**

175-14-702-007

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 11265 W. Cougar Avenue
- Site Acreage: 2.28
- Existing Land Use: Single-family residence

Background

The H-2 zoning district has not been widely used in Clark County for many years. It was an obsolete zoning district which allowed incompatible uses to be developed adjacent to each other. Since 1990, applications for zone changes to the H-2 zoning district were no longer permitted. When the Board of County Commissioners (BCC) adopted the revised Title 30 Development Code (Code) in August 2023, the H-2 zoning district was removed from the Code. On March 20, 2024, the BCC directed the Department of Comprehensive Planning to reclassify H-2 zoned parcels located along Blue Diamond Road and SR159, west of Hualapai Way, into appropriate zoning districts per the revised Code. The request is to change the zoning district from an H-2 to an RS80 (Residential Single-Family 80) Zone.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0629	Vacated easements and a portion of Cougar Avenue adjacent to the site - recorded	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residence

Related Applications

Application Number	Request
PA-25-700014	Redesignate a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON) is a companion item on this agenda.
PA-25-700013	Redesignate 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
ZC-25-0197	Reclassify 0.12 acres from H-2 to RS80 is a related item on this agenda.
ZC-25-0196`	Reclassify portions of 1,191.94 acres from H-2 to OS, RS80, CG and PF is a related 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 property is developed as a single-family residence on a 2.28 acre parcel. The RS80 zoning district is appropriate for this type of land use in rural areas and the zoning district conforms to the Outlying Neighborhood (ON) land use category in the Master Plan. As of January 1, 2024 H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. For these reasons, staff finds the request to rezone the property to the RS80 is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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:

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.**

PLANNING COMMISSION ACTION: April 15, 2025 – APPROVED – Vote: Unanimous
Absent: Frasier, Kirk

TAB/CAC: Red Rock - approval.

APPROVALS: 2 cards

PROTESTS:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155