

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:**

**HOLDOVER ZONE CHANGE** to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-07-301-016; 177-07-301-036

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7860 S. Decatur Boulevard
- Site Acreage: 2.64
- Existing Land Use: Single family residence

Applicant’s Justification

The applicant is requesting a zone change to RS2 (Residential Single-Family 2) Zone. According to the applicant, the zone change request will accommodate infill development on an undeveloped site. Furthermore, the proposed request supports street connectivity per Policy EN-4.1.

**Prior Land Use Requests (for APN: 177-07-301-016)**

Application Number	Request	Action	Date
ZC-24-0128	Zone change from RS3.3 and RS20 to CG zoning for a mini-warehouse facility	Approved by BCC	May 2024
UC-24-0129	A use permit, waiver of development standards and design review for a mini-warehouse facility	Approved by BCC	May 2024
VS-24-0130	Vacated patent easements and right-of-way for a mini-warehouse facility	Approved by BCC	May 2024
ZC-1592-99	Zone change from R-E to R-2 zoning for a single-family residential subdivision with compact lots	Approved by BCC	December 1999

**Prior Land Use Requests (for APN: 177-07-301-036)**

Application Number	Request	Action	Date
ZC-24-0128	Zone change from RS3.3 and RS20 to CG zoning for a mini-warehouse facility	Approved by BCC	May 2024
UC-24-0129	A use permit, waiver of development standards and design review for a mini-warehouse facility	Approved by BCC	May 2024
VS-24-0130	Vacated patent easements and right-of-way for a mini-warehouse facility	Approved by BCC	May 2024
ZC-0116-09	Zone change from R-E to C-P zoning for an office building - expired	Approved by BCC	April 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family detached residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Single-family detached residential

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

**Related Applications**

Application Number	Request
PA-26-700010	A plan amendment from NC to CN is companion item in this agenda.
WS-26-0138	A waiver of development standards and design review for a single-family residential attached subdivision is a companion item on this agenda.
TM-26-500033	A tentative map for 19 lot single-family residential attached subdivision 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 finds that the site is no longer a viable CG (Commercial General) Zone. The area has transitioned more towards residential suburban type development, particularly the areas to the east and south which have been developed as RS3.3 and RS2 zoned single-family residential subdivisions. The proposed RS2 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends for the area. Furthermore, the site meets Policy 1.1.2, which promotes concentrating on higher-

density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for RS2 zoning appropriate for this location.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 will be forwarded to the Board of County Commissioners' meeting for final action on **July 22, 2026** at 9:00 a.m., unless otherwise announced.

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 required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace

determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- 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.

#### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 177-07-301-016; 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; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0453-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:** 2 cards, 2 letters

**PROTESTS:** 5 cards

**PLANNING COMMISSION ACTION:** April 21, 2026 – HELD – To 05/05/26 – per the applicant.

**PLANNING COMMISSION ACTION:** May 5, 2026 – HELD – To 05/19/26 – per the applicant.

**PLANNING COMMISSION ACTION:** May 19, 2026 – HELD – To 06/16/26 – per the Planning Commission to rewrite/re-notify.

**APPLICANT:** WIGMAR, LLC

**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119