

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0258-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action)

## RELATED INFORMATION:

**APN:**

163-26-407-003

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:****Project Description**

## General Summary

- Site Address: N/A
- Site Acreage: 8.26
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed RM18 zoning is more compatible with the surrounding area than the existing zoning on the site since there are townhomes located to the east of the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS20 & PF	Flood channel, single-family residential, & Grant Sawyer Middle School
South	Neighborhood Commercial & Public Use	RS20 (AE-60)	Single-family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential townhomes
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700020	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
PUD-25-0260	A planned unit development for single-family residential townhomes is a companion item on this agenda.
WS-25-0259	A waivers of development standards for a single-family residential development is a companion item on this agenda.
TM-25-500065	A tentative map for 108 single-family residential lots is a companion item on this agenda.
VS-25-0257	A vacation and abandonment for portions of right-of-way, easements, and a flood control channel 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 RM18 zoning is compatible with the surrounding area. The area has seen an increase in density along with smaller lot sizes. A property approximately 350 feet to the west was approved for R-4 zoning per NZC-22-0068 for senior housing at a density of 32.7 du/ac. R-4 zoning is considered more intense than the proposed RM18 zoning. Furthermore, the adjacent RS3.3 zoned single-family residential development to the east was developed as a planned unit development (PUD) at a density of 10 du/ac and an average lot size of 1,202 square feet. Additionally, arterial streets, such as Russell Road, are appropriate locations for more intense or higher density developments. 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 order to provide opportunities to expand “middle” housing options. For these reasons, staff finds the request for RS3.3 zoning is 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 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:** May 20, 2025 – APPROVED – Vote: Unanimous  
Absent: Gibson

**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.
- 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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 is advised to show on-site fire lane, turning radius, and turnarounds; and 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 and reference POC Tracking #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:** 1 card

**PROTESTS:** 8 cards, 3 letters

**APPLICANT:** BEAZER HOMES HOLDINGS, LLC

**CONTACT:** DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
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