

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0197-MOISES, TANIA:

ZONE CHANGE to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone.

Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock (description on file). JJ/al (For possible action)

RELATED INFORMATION:

APN:

175-24-502-006

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.12
- Existing Land Use: Undeveloped

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.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Blue Diamond Road & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Open Lands	H-2	Undeveloped
West	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

Related Applications

Application Number	Request
PA-25-700013	Redesignate 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON) is a companion item on this agenda.
PA-25-700014	Redesignate a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON) is a related item on this agenda.
ZC-25-0198	Reclassify 2.28 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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Reclassifying the property to an RS80 zone would be consistent with other privately owned parcels in rural areas. For these reasons, staff finds the request for the RS80 zone is appropriate for this location.

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)**

- **No comment.**

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

TAB/CAC: Red Rock - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

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