

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0158-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley (description on file). MN/mc (For possible action)

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RELATED INFORMATION:

**APN:**

163-27-301-001

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.02
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the subject site is surrounded by developed and undeveloped properties zoned RS3.3 and RS5.2, and the proposed RS3.3 zoning is consistent and compatible with the surrounding development. The proposed RS3.3 zoning also conforms to the current land use category of the parcel, which is Mid-Intensity Suburban Neighborhood.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-262-90	Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment	Approved by BCC	December 1990

### **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	RS5.2 & PF	Single-family residential development & Spanish Trails Country Club
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

The Tropicana/Flamingo Wash is directly north of the subject site.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0159	Waivers of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0160	A vacation and abandonment of a portion of Buffalo Drive is a companion item on this agenda.
TM-25-500038	A tentative map for 20 single-family residential lots and common 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. There are existing single-family subdivisions zoned RS3.3 east, south, and west of the subject site on this agenda. In addition, the request for RS3.3 zoning is compatible with a request for a zone change to RS3.3 for a 34 lot single-family residential subdivision southeast of the subject site on this agenda. The majority of the surrounding property south of Hacienda Avenue is zoned RS3.3. The RS5.2 zoned Spanish Trail community is located north of the subject site across Hacienda Avenue which consists of a variety of housing types and lot sizes. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

#### **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.

If this request is approved, the Board 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 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**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KENDRA SAFFLE

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146