

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:**

**ZONE CHANGE** to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone.

Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

175-15-701-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8521 Cote Road
- Site Acreage: 2.36
- Existing Land Use: Single-family residence

**Site Plan**

This is a zone change request with no plans submitted. The site is approximately 2.3 acres in size and is located on the west side of Cote Road and just south of Blue Diamond Road.

**Applicant's Justification**

The applicant states the request is needed in order to pull permits in the future and clean-up the zoning on the site. Furthermore, the request is compatible with the surrounding area as there are multiple RS80 zoned properties. The applicant indicates that the proposed zone change will allow the site to maintain its rural feel.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0259	Residential boarding facility and horse riding/rental stables, reduced lot area, allowed an accessory agricultural building in the front yard, increased accessory building height, and waived the required trees along all sides and rear property lines in conjunction with a single-family residence - expired	Approved by BCC	July 2021
ET-21-400073 (UC-18-0913)	Extension of time for a residential boarding facility and horse riding/rental stables, reduced lot area, allowed an accessory agricultural building in the front yard, increased accessory building height, and waived the required trees along all sides and rear property lines in conjunction with a single-family residence - expired	Approved by BCC	July 2021
ET-19-400164 (NZC-0664-16)	Extension of time to reclassify the project site to R-E zoning for a proposed single-family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development - expired	Approved by BCC	February 2020
WS-19-0215	Full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single-family residence	Approved by BCC	May 2019
VS-19-0176	Vacated and abandoned patent easements and portions of right-of-way being Cougar Avenue, Eagle Ranch Drive, and Ford Avenue	Approved by PC	May 2019
UC-18-0913	Residential boarding and horse riding/rental stables, reduced lot area, allowed an accessory agricultural building in the front yard, increased accessory building height, and waived the required trees along all side and rear property lines in conjunction with a single-family residence - expired	Approved by BCC	May 2019
NZC-0664-16	Reclassified this site and the surrounding area to R-E zoning for a proposed single-family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development- expired	Approved by BCC	December 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-2013-98	Vacated and abandoned Wigwam Avenue	Approved by BCC	February 1999

**Surrounding Land Use**

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

**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. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for RS80 (Residential Single-Family 80) zoning is compatible with the surrounding area and is conforming to the ON (Outlying Neighborhood) land use category on the site. The request will comply with Policy NW-1.5 of the Master Plan which promotes maintaining the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. For these reasons, staff finds the request for RS80 zoning 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, current zoning violations 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.

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:**

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

**TAB/CAC:** Red Rock - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SAMANTHA HOUCK

**CONTACT:** SAMANTHA HOUCK, 8521 COTE ROAD, LAS VEGAS, NV 89161