

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0043-PARAMOUNT NA, LLC:

ZONE CHANGE to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

APN:

177-30-401-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.67
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the subject parcel from RS20 to RS3.3, and states that north and west of the subject site are developed properties zoned RS3.3. A 21 lot single-family residential subdivision is planned for the property. According to the applicant, the request for RS3.3 zoning is appropriate due to the presence of the adjacent subdivision which is zoned RS3.3. In addition, the requested RS3.3 zoning conforms to the corresponding land use category, Mid-Intensity Suburban Neighborhood (MN), of the subject parcel. The applicant also states that as urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
TM-25-500008	A tentative map for 21 lot single-family residential lots is a companion item on this agenda.
WS-25-0044	A waiver for street landscaping, wall height, and a detached sidewalk and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0045	A vacation and abandonment of easements 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 is a 94 lot subdivision zoned RS3.3 (Residential Single-Family 3.3) adjacent to the subject site to the north and west, which was approved in August 2020. In addition, there are multiple existing RS3.3 zoned subdivisions located throughout the surrounding area, including a 126 lot subdivision, which is approximately 700 feet east of the subject site. The request for RS3.3 zoning is compatible with these recent approvals for single-family residential subdivisions in the nearby area. 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. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 (Residential Single-Family 3.3) 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 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised 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 #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118