

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0900-FLORES IGNACIO GARCIA:**

**ZONE CHANGE** to reclassify a portion of 1.15 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment) within Bunkerville (description on file). MK/rk (For possible action)

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RELATED INFORMATION:

**APN:**

002-35-501-021 ptn

**LAND USE PLAN:**

NORTHEAST COUNTY (BUNKERVILLE) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 225 W. Riverside Road
- Site Acreage: Approximately 0.68 acres of a 1.15 acre parcel
- Existing Land Use: Single-family residence

Request

This is a zone change request to RS5.2 (Residential Single-Family) zoning. The site is master planned Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and is already zoned RS5.2 with the exception of the south portion of the property which is zoned RS80. The property is approximately 1 acre and has access to Riverside Road to the north.

Applicant's Justification

The owner purposes to subdivide the southern portion of the parcel for a future single-family dwelling. The zone change would allow for a uniform zoning category across the entirety of the site. RS5.2 zoning is an allowed zoning district in a Mid-Intensity Suburban Neighborhood master plan category. Additionally, most of the surrounding properties south of Riverside Road are also zoned RS5.2.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS80	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS80	Single-family residence & 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. The request for RS5.2 (Residential Single-Family) zoning is appropriate and compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (up to 8 du/ac) land use category on the site. The adjacent properties to the east and north are currently zoned RS5.2, and the general area is planned for Mid-Intensity Suburban Neighborhood uses. The northern portion of the property is currently zone RS5.2. Reclassifying the RS80 portion of the property to RS5.2 will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request.

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

- 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 there are no public sanitary sewer facilities available, and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** IGNACIO FLORES

**CONTACT:** VICTOR CAMPBELL, VVC, LLC, 505 E. MESQUITE BOULEVARD,  
MESQUITE, NV 89027