

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0193-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). MN/rk (For possible action)

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RELATED INFORMATION:

**APN:**

163-20-501-003

**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: 4.26
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states there are other RS3.3 zoned residential subdivisions throughout this neighborhood; and therefore, this request aligns with the existing zoning and density of the area.

**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) & Corridor Mixed-Use	CG	Place of worship & retail center
South, West, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

### Related Applications

Application Number	Request
DR-25-0195	A design review for a single-family residential development is a companion item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.
TM-25-500030	A tentative map for 32 single-family residential lots is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a related item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 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. The request for RS3.3 zoning for the site is compatible and consistent with the surrounding area. The adjacent and abutting developed properties to the south, east, and west are zoned RS3.3. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

#### 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.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KENDRA SAFFLE

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