

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0182-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley (description on file). MN/mc (For possible action)

RELATED INFORMATION:

APN:

163-27-301-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 4.34
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change to RS3.3 for the subject property. The parcel is surrounded by developed and undeveloped property zoned RS3.3 and RS5.2 and conforms to the land use category of Mid-Intensity Suburban Neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Related Applications

Application Number	Request
WS-25-0183	Waivers of development standards with a design review for a single-family residential development is a companion item on this agenda.
VS-25-0184	A vacation and abandonment of right-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500041	A tentative map for a 34 lot single-family residential subdivision 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 surrounding the subject site on all sides and this includes the majority of the subdivisions within the immediate 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. RS3.3 zoning is compatible with the surrounding area. 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 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 #0030-2025 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