

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0710-KAENRAT, NARIN:**

**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action)

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RELATED INFORMATION:

**APN:**

177-10-201-005

**LAND USE PLAN:**

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7525 Amigo Street
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the properties adjacent to the subject site are currently zoned RS20 to the west and south and RS5.2 to the east. The property to the north is zoned PF and is currently developed as an elementary school, and there is a place of worship farther to the west of the site zoned RS20. This request is consistent with the intent of the RS5.2 zoning district and the Low-Intensity Suburban Neighborhood (LN) planned land use category and is in compliance with several Goals and Policies within the Master Plan. Approval of RS5.2 zoning at this location will be consistent and compatible with the existing single-family RS5.2 development to the east and will function as a transitional land use between the existing residential development to the west and south and the public schools to the north. The proposed zone change will achieve the following: a) allow uses in harmony with the purposes, goals, objectives, and standards of the Master Plan and Title 30; b) not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites, or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvement, facilities, and services and will not impose an undue burden.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 & RS5.2	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

### Related Applications

Application Number	Request
PA-24-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
DR-24-0711	A design review for a single-family residential development is a companion item on this agenda.
VS-24-0712	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500153	A 12 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. This site and the abutting parcels to the south and west are planned Ranch Estate Neighborhood (RN); however, the adjacent parcels to the west and southwest are undeveloped. The parcel to the southwest is under the ownership of an existing place of worship, located 360 feet to the west of the site. The place of worship controls other undeveloped parcels in the area, which in conjunction with the existing schools to the north indicate a trend toward public/institutional uses in the area abutting the site. Changing this site to RS5.2 would allow for single-family residential development at a slightly higher density that is consistent and compatible with the existing development in the area, which would help to satisfy increased housing demands. Approval of this request would comply with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS5.2 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** February 4, 2025 – APPROVED – Vote: Unanimous

**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](mailto: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**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:** 3 cards, 1 letter

**PROTESTS:** 9 cards, 1 letter

**APPLICANT:** KHUONG NGUYEN

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012