

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0585-RENTERIA, IDALIA P.:**

**ZONE CHANGE** to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action)

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RELATED INFORMATION:

**APN:**

140-21-701-006

**LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5510 Meikle Lane
- Site Acreage: 0.41
- Existing Land Use: Single-family residence

**Applicant's Justification**

The applicant is requesting a zone change from a RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. The property consists of a single-story, 1,700 square foot residence with a detached garage. In addition to the zoning request, the applicant also submitted a use permit application to allow 1 horse on the property. According to the applicant, the zone change is necessary to allow agricultural livestock on the property and will better align with the characteristic and uses of the rural estates neighborhood directly to the south.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CG	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS3.3 & CG	Undeveloped
West	Corridor Mixed-Use	CG	Retail development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-25-0399	A use permit to allow large livestock in an RS10 zone is a companion item on this agenda.

**Clark County Public Response Office (CCPRO)**

CE21-17629 is an active zoning violation of building without a permit.

**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. Due to the property being zoned RS3.3 which does not allow the raising of agricultural animals such as a horse, the applicant is requesting a lower density residential category. The request for RS10 (which does allow a horse through the approval of a use permit application) is appropriate for the area considering the existing rural residential development directly south of this site. Furthermore, the requested zone change will not have a negative impact to the surrounding area. For these reasons, staff finds the request for RS10 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.

**PRELIMINARY STAFF CONDITIONS:****Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** IDALIA RENTERIA

**CONTACT:** JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145