

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:**

**ZONE CHANGE** to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

140-19-702-019

**LAND USE PLAN:**

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1830 N. Gateway Road
- Site Acreage: 1.06
- Existing Land Use: Single-family residential

**Applicant's Justification**

The applicant is requesting a zone change to an RS20 (Residential Single-Family 20) Zone. The 1.06 acre site is developed with an existing single-family residence and accessory structures near the rear portion of the property. According to the applicant, they would like to convert the zoning on the property to allow for large livestock. They want to eventually have a few horses, ponies and chickens at the property. The daughter is in Escaramuza, an all-female traditional Mexican equestrian sport that involves riding performances.

**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)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Compact single-family subdivision

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Residential mobile home park

**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. Staff finds that the surrounding neighborhood contains higher densities of single-family residences to the east, west, and south of the subject site. Along Tonopah Avenue, there is also an existing multi-family development up to 32 dwelling units per area farther to the east; and directly to north, there is an existing 1 acre single-family residence in an RS5.2 zoning district.

Staff is unable to support the request due to concerns that the lower intensity zoning district of RS20 (Residential Single-Family 20) which would allow agricultural livestock and create undue impacts such as odor on the existing suburban developments which surrounds this site. Furthermore, the request does not comply with Policy 1.4.4 of the Master Plan which encourages development and/or uses in established neighborhoods to be compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support this request.

**Staff Recommendation**

Denial.

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**

If approved:

- No comment.

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

- No comment.

**TAB/CAC:** Sunrise Manor - approval (hens and no more than 4 horses allowed; no roosters and no other large livestock on the property).

**APPROVALS:****PROTESTS:**

**APPLICANT:** DULSE ASTORGA-LOPEZ

**CONTACT:** DULSE ASTORGA-LOPEZ, 1830 N. GATEWAY ROAD, LAS VEGAS, NV  
89115