

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0230-FAUGHT, SLADE K. & ROMY ANN:**

**ZONE CHANGE** to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to an RS40 (Residential Single-Family 40) Zone.

Generally located on the west side of Paiute Street, 570 feet south of Riverside Road within Bunkerville (description on file). MK/mc (For possible action)

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RELATED INFORMATION:

**APN:**

001-19-802-014

**LAND USE PLAN:**

NORTHEAST COUNTY (BUNKERVILLE) - MID-INTENSITY SUBURBAN  
NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 720 Faught Circle
- Site Acreage: 4
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant requests a zone change from the current zoning of the property, which is RS80 and RS5.2 to RS40. According to the applicant, RS40 zoning is requested in order to create additional lots on the property for the use of family members.

**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 & RS80                     | Single-family residential & undeveloped                           |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)  | RS80                             | Undeveloped   |
| East  | Open Lands   | RS80 & RS5.2                     | Undeveloped   |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Corridor Mixed-Use; & Business Employment | RS5.2, RS20, & IL                | Single-family residential, mini warehouse facility & storage yard |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-25-0265                | Zone change to RS40 for the parcel 155 feet to the south of the subject site is a related item on this agenda. |
| ZC-25-0267                | Zone change to RS40 for the parcel adjacent to the subject site to the south 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 is to rezone the property, which has a single-family residence on it, from RS80, which allows 1 home per 2 acres, to RS40 zoning. RS40 allows 1 home per acre and is a conforming zoning district to the Mid-Intensity Suburban Neighborhood Master Plan category of the subject site. The 2 adjacent properties to the south also have separate zone change applications for RS40 zoning. These applications are related items on this agenda. The 3 parcels, with a total acreage of 10 acres, are owned by the same family. There are a number of existing RS40 zoned parcels located northwest of the subject site, and they are located near Riverside Road. This road is the main thoroughfare within Bunkerville. Existing single-family residences north of the subject site are zoned RS5.2, which allows a higher density than the 1 home per acre allowance of the requested RS40 zone. Rezoning the subject parcel to RS40 would not cause adverse effects on the surrounding properties, as these properties are zoned or planned for higher density. For these reasons, staff finds the request for the RS40 zone is appropriate for this location.

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

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VICTOR CAMPBELL

**CONTACT:** VICTOR CAMPBELL, 505 E. MESQUITE BOULEVARD, MESQUITE, NV  
89027