

09/03/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0492-SJD FARM, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone.

Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)

RELATED INFORMATION:

APN:

002-34-301-003; 002-34-601-002 through 002-34-601-005; 002-34-701-001; 002-34-701-002; 002-34-801-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the width of paving for a private street to 24 feet where 37 feet is required per Section 30.04.08E.

LAND USE PLAN:

NORTHEAST COUNTY (BUNKERVILLE) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 157.46
- Project Type: Single-family subdivision
- Number of Lots: 4

Site Plan

The plan shows a 4 lot single-family residential subdivision. The lots range in size from 1.0 net acre to over 92 net acres. Portions of the site are currently used for agricultural purposes. There is an existing 24 foot wide paved private road that will serve the 4 lots, accessed from Riverside Road through Lot 3.

Applicant's Justification

The applicant submitted a parcel map (MSM-24-600029) to merge and re-subdivide the existing 8 parcels into 4 lots. Currently the site has paved access that is 24 feet wide that will remain to serve the new lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1276-99	Reclassified from R-U to R-A and R-1 for a corrective zone change to allow existing uses (farming) to continue and correct arbitrary boundaries for residential uses	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Agriculture	RS80	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS80	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac); Edge Neighborhood (up to 1 du/ac); & Agriculture	RS40	Agriculture
West	Outlying Neighborhood (up to 0.5 du/ac) & Agriculture	RS80	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance with future development.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SJD FARM, LLC

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