

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0843-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision map on 28.12 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

041-22-101-024 & 041-22-101-004

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) where off-site improvements are required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 28.12
- Project Type: Minor subdivision map
- Number of Lots: 2

History & Site Plan

A similar request (WS-25-0307) to waive full off-site improvements with partial paving was approved on July 2, 2025. That application also included a waiver of development standards to eliminate a drainage study. Now the applicant is requesting to waive full off-sites to not install any street paving. The plan depicts 2 existing parcels that will be subdivided moved to create a 12 acre parcel on the east side and a 13.92 acre parcel on the west side of the subdivision.

Landscaping

No landscaping is required with the proposed minor subdivision in a non-urban area.

Applicant's Justification

The applicant states they would like to maintain the rural nature of the subject parcels to match the surrounding area. Therefore, a waiver is being requested to not install full off-sites or full paving. Additionally, there is a parcel map (MSM-24-600108) in process to create 2 large parcels. The intent of this request is to prepare the site so that it can be passed on to family members in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0307	Waivers of development standards for full off-sites with partial paving and a drainage study	Approved by BCC	July 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS80 & RS20	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS80	Single-family residential & 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

Waiver of Development Standards

Staff cannot support this request to not install full off-site improvements along Wells Avenue and Winsor Avenue. Between 2023 and 2024, unauthorized paving within the right-of-way was performed along Winsor Avenue. The unauthorized work must be removed or permitted.

Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

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:

Comprehensive Planning

If approved:

- 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 shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 30 feet for Wells Avenue, 50 feet for Winsor Avenue, and spandrels at the northeast corner and southeast corner of the site;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to remove existing non-standard improvements in the right-of-way along Winsor Avenue or obtain permits.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 five years.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ENGLISH

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118