

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0674-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** eliminate the drainage study in conjunction with a proposed minor subdivision on 20.57 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley. MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

041-22-301-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Moapa Valley Boulevard where required per Section 30.04.08C.
2. Eliminate drainage study requirements where required per Section 30.04.08B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3885 N. Moapa Valley Boulevard
- Site Acreage: 20.57
- Project Type: Off-sites and drainage study

Site Plan

The site plan depicts a 20.57-acre parcel with an existing home on the east side of the property facing Moapa Valley Boulevard. The applicant proposes a minor subdivision application to subdivide the parcel into 4 lots. An existing residence is located on Parcel one along Moapa Valley Boulevard. This lot is 23,900 square feet while the area of the remaining 3 lots are 6.55 acres. No new construction is proposed, and the existing house will meet all the required setbacks after the subdivision. The applicant is requesting to waive the requirement for a drainage study and the full off-site requirements.

Landscaping

No landscaping is required with the proposed application. Street landscaping will take place at the time of development.

Applicant's Justification

The applicant states the waiver requests are necessary due to the rural nature of this property, and no sidewalks currently exist in the surrounding area. The property will remain as an alfalfa field and there are no plans to develop the land at this time. The property will be divided into 4 lots through the minor subdivision process for conveyance to family members. The proposed waivers are compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0050-11	Use permit for accessory apartment, side and rear setbacks	Approved by PC	April 2011

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0673	A zone change from RS80 to RS20 is a companion item on this agenda.

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

Waivers 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 #1**

Staff has no objection to not install full off-site improvements on Leavitt Street and Waite Avenue as there are no off-site improvements within the immediate area along County roads.

Waiver of Development Standards #2

Staff has no objection to waiver of development standards #2 as a drainage study is not required for the site.

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

- Right-of-way dedication to include 30 feet for Leavitt Street and associated spandrel.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-301-017; to remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public

sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES HARDY

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