

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0486-CAPITCH LC:

ZONE CHANGE to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

002-35-501-025

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.28
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS20 (Residential Single-Family 20) Zone. This 2.28 acre parcel is intended to be divided to create an additional parcel for family use. Due to the presence of a drainage easement along the southern border of the property, adjacent to Riverside Road (State Highway 170), this division cannot meet the minimum area requirements specified under RS40, as outlined in Section 30.02.03. The applicant is requesting the zone change to comply with the minimum net requirement of 18,000 square feet for RS20.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0864-15	Allowed an accessory structure (garage) prior to a principal use	Approved by BCC	October 2015
WS-0545-15	Waiver of development standards for full off-site improvements - expired	Approved by BCC	October 2015
ZC-1276-99	County sponsored zone change that reclassified the property to R-A	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS5.2 & PF	J. Bowler Elementary School
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS40	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS40	Undeveloped

Related Applications

Application Number	Request
WS-25-0485	Waiver of development standards associated with the minor subdivision map (MSM-25-600002) is a companion 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. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The area has transitioned more towards low intensity residential development, particularly the areas farther east. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS20 zoning appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

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: Bunkerville - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK TICHENOR

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