

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-25-0414-MOYER WILLIAM C & DEBRA LYNN:**

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements in conjunction with a proposed minor subdivision map on 3.95 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located south of SR 160 and east of Forester Street within Red Rock. JJ/my/cv (For possible action)

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RELATED INFORMATION:

**APN:**  
175-16-701-001

**WAIVER OF DEVELOPMENT STANDARDS:**

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

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 3.95
- Project Type: Single-family residential

Site Plan

The applicant submitted a request for a minor subdivision map to divide their land into 2 equal parcels oriented in a north/south direction.

Applicant's Justification

The applicant states that Cougar Avenue does not exist in this area and that SR 160 is used to access everyone's properties. Additionally, a large flood plain goes through this area, making it uneconomical to build the road.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Single-family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South & West	Open Lands (OL)	RS80 (RRO)	Undeveloped BLM land

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0396	A vacation and abandonment of easements 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**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 not to off-site improvements on Cougar Avenue as there is no reason off-site improvements cannot be installed. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and detached 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**

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Remove all non-standard improvements within the public right-of-way;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Provide paved legal access or alternative approved by the Division of Air Quality.

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

- No comment.

**TAB/CAC:** Red Rock - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PAUL KENNER

**CONTACT:** WMK SURVEYING, 6525 W. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89118