

06/07/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

EL DORADO ST/WESTERN ST  
(NELSON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0161-VOLBORTH, MARIA:**

**ZONE CHANGE** to reclassify 1.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

Generally located on the north side of El Dorado Street, 310 feet west of Western Street within South County (description on file). MN/mc/syp (For possible action)

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RELATED INFORMATION:

**APN:**

228-03-410-028; 228-03-410-029

**LAND USE PLAN:**

SOUTH COUNTY (NELSON) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 15550 El Dorado Street
- Site Acreage: 1.9
- Project Type: Single family residential

Applicant's Justification

According to the applicant, the requested R-E zoning is less dense than the planned land use for the 2 parcels, which is Mid-Intensity Suburban Neighborhood. Approval of the zone change will allow the owner to submit a minor subdivision map to create 2 parcels that will conform to R-E zoning. The R-E zoning will allow development similar to the properties to the south and east. According to the applicant, approval of this application will not have a negative effect on the neighboring or surrounding areas.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-U	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E, R-U, & R-1	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-U	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-U	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Comprehensive Planning**

The subject parcels are part of the Nelson Townsite. The request for R-E zoning conforms to the Master Plan which designates the subject parcels as Mid-Intensity Suburban Neighborhood. The surrounding zoning is predominantly R-U, with 4 R-E zoned lots and 1 R-1 (Single Family Residential) zoned lot south of the subject site. Most of the adjacent and nearby developed R-U zoned properties are less than a half-acre, and they pre-date the current R-U zoning which allows 0.5 du/ac. Staff finds the proposed density allowed with the R-E zone change is compatible with the 4 nearby R-E zoned properties, which are all approximately 1 acre lots.

**Staff Recommendation**

Approval.

If this request is approved, the Board 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Provide access to APN 228-03-410-070;
- Right-of-way dedication to include a portion of El Dorado Street;
- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;

- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

**Fire Prevention Bureau**

- No comment.

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

- The applicant is advised that the CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARIA VOLBORTH

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102