

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** eliminate the drainage study 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/bb/kh (For possible action)

RELATED INFORMATION:

APN:

041-22-101-004; 041-22-101-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where off-site improvements are required per Section 30.04.08.
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: 2070 Wells Avenue
- Site Acreage: 28.12
- Project Type: Waive off-site improvements and drainage study
- Number of Lots: 2
- Density (du/ac): 0.07

Site Plan

The plan depicts 2 existing parcels of land located in Moapa Valley at the northwest corner of Wells Avenue and Moapa Valley Boulevard. The smaller 2.5 acre parcel has an existing home and driveway access from Wells Avenue. The larger 25.62 acre parcel is undeveloped and has frontage on Winsor Avenue, Moapa Valley Boulevard, and Wells Avenue. There is a minor subdivision map in process (MSM-24-600108) to adjust the lot line between the 2 parcels. The proposed map depicts that with the lot line adjustment, the western lot size will increase to 13.92 acres and the eastern lot size will reduce to 12.00 acres. A 50 foot dedication of right-of-way for Winsor Avenue will result in the remaining total property area of 25.92 acres.

Landscaping

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

Applicant's Justification

The applicant is requesting a minor subdivision to revise the 2 lots into a more equal area for family needs. No further development is proposed at this time.

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

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

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #2

Staff cannot support the request to waive the drainage study. A drainage study is necessary to identify the need for drainage easements within the new lots created by MSM-24-600108. The issue is that without creating the drainage easement at the same time the lots are created, any

future owner could be left with a disproportionate share of the burden of dealing with a lot that has drainage issues.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.
- 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 that there is an active septic permit on APN 041-22-101-004; and 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 5 years.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LR NELSON CONSULTING ENGINEERS

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