

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0267-VIRGIN VALLEY HOLDINGS, LLC:

ZONE CHANGE to reclassify 2.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone.

Generally located on the west side of Paiute Street, 870 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)

RELATED INFORMATION:

APN:

001-19-802-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 2
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change from RS80 to RS40. According to the applicant, RS40 zoning is requested in order to create additional lots on the property for the use of family members.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS80	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80	Single-family residential
East	Open Lands	RS80 & RS5.2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Corridor Mixed-Use; & Business Employment	RS20 & IL	Single-family residential, mini warehouse facility, & storage yard

Related Applications

Application Number	Request
ZC-25-0230	Zone change to RS40 for the parcel north of the subject site is a related item on this agenda.
ZC-25-0265	Zone change to RS40 for the parcel south of the subject site is a related 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. The request is to rezone the property which has a single-family residence on it, from RS80, which allows 1 home per 2 acres, to RS40 zoning. RS40 allows one home per acre and is a conforming zone to the Mid-Intensity Suburban Neighborhood Master Plan category of the subject site. The 2 adjacent properties to the north and south also have separate zone change requests for RS40 zoning. These applications are related items on this agenda. The 3 parcels, with a total acreage of 10 acres, are owned by the same family. There are a number of existing RS40 zoned parcels located northwest of the subject site, and they are located near Riverside Road. This road is the main thoroughfare within Bunkerville. Existing single-family residences north of the subject site are zoned RS5.2, which allows a higher density than the one home per acre allowance of the requested RS40 zone. Rezoning the subject parcel to RS40 would not cause adverse effects on the surrounding properties, as these properties are zoned or planned for higher density. For these reasons, staff finds the request for the RS40 zone is 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:**Public Works - Development Review**

- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available, and none are planned within the next 5 years.

TAB/CAC: Bunkerville - approval.

APPROVALS:

PROTESTS:

APPLICANT: VIRGIN VALLEY HOLDINGS, LLC

CONTACT: VVC LLC, 505 E. MESQUITE BOULEVARD, MESQUITE, NV 89027