

02/17/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PAPAGO ST/NICKEL AVE
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0582-FARAI III, LLC:

ZONE CHANGE to reclassify 4.6 acres from C-2 (General Commercial) Zone to R-U (Rural Open Land) Zone.

DESIGN REVIEW for a single family residential development.

Generally located on the east side of Papago Street, 350 feet north of Nickel Avenue within Sandy Valley (description on file). JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

200-25-401-002

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1100 Papago Street
- Site Acreage: 4.6
- Number of Lots/Units: 2
- Density (du/ac): 0.43
- Minimum/Maximum Lot Size (acres): 2.08 (net)/ 2.29 (gross)
- Project Type: Single family residential
- Number of Stories: 1
- Square feet: 1,610 (house #1)/1,344 (house #2)

Site Plan

The plan depicts 2 proposed single family residential lots (MSM-20-600067). Access to the site is from Papago Street, with a 30 foot wide private access easement located along the north property line of the westerly proposed lot providing access to the easterly lot. There is an existing garden on the west portion of the site. There are 2 single family residences located on each of the proposed lots.

Landscaping

Aerial evidence and photos submitted depict existing trees located along the north property line and on either side of the proposed 30 foot wide private access easement with orchard areas located in the northerly portion of the westerly lot.

Elevations

The photos provided depict 2, single story manufactured residences with painted siding.

Floor Plans

The existing manufactured homes include living room, kitchen, bedrooms, and restrooms. The west residence contains 1,610 square feet (house #1), and the east residence contains 1,344 square feet (house #2).

Applicant's Justification

The applicant indicates that they would like to return the property to residential zoning to match the surrounding property. They intend to subdivide the property into 2 lots with residences.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400028 (UC-18-0273)	Waive the condition of a use permit limiting to medical marijuana only in conjunction with an approved marijuana establishment (cultivation)	Withdrawn	
UC-18-0273	Special Use permit for a marijuana establishment (cultivation) with waivers to reduce separation and design standards with a greenhouse building - expired	Approved by BCC	June 2018
NZC-0188-14 (AR-0043-17)	Application for review to reclassify 4.6 acres to C-2 zoning with waivers and design review for a gardening and greenhouse facility	Approved by BCC	May 2017
NZC-0188-14	Reclassified 4.6 acres to C-2 zoning with waivers and design review for a gardening and greenhouse facility	Approved by BCC	June 2014
VS-0372-10	Vacation and abandonment of public rights-of-way along the north and east sides of the project	Approved by PC	October 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the South County Land Use Plan which designated the site for rural residential development up to 0.5 dwelling units per acre. This request will return this parcel to match the surrounding properties and residential uses. There is a request with the Department of Public Works (MSM-20-600067) in process to subdivide the property into 2 parcels to match parcels of similar size within the surrounding area.

Design Review

Staff finds that the existing residential structures are consistent with the surrounding development; therefore, staff supports the request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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; 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; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Update drainage study PW15-3345 to reflect current project plans.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access to back parcel required).

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HERB SIDER

CONTACT: MARK ALTSCHULER, 777 E QUARTZ AVE, #8001, SANDY VALLEY, NV
89019