

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:

ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)

RELATED INFORMATION:

APN:

041-22-701-018

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4025 Paiute Street
- Site Acreage: 1.02
- Existing Land Use: Single-family residence

Applicant's Justification

According to the applicant, the zone change is requested in order to facilitate subdividing the property to allow for the construction of an additional single-family residence. The applicant states the proposed zone change is consistent with goals of the Moapa Valley Land Use Plan. Among these goals is encouraging gradual residential growth. In addition, the proposal is compatible with adjacent and nearby residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0467-06	Reclassified from R-U to R-A zoning	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS40	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS80	Single-family residence & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

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 subject property, which contains 1 single-family residence and is designated as Ranch Estate Neighborhood in the Master Plan. Ranch Estate Neighborhood allows up to 2 du/ac. The property was previously subdivided in 2008 as part of a 4 lot minor subdivision map. The requested RS20 zoning is a conforming zoning district within the Ranch Estate Neighborhood Land Use category. There are larger residential lots adjacent to the subject site zoned RS40 and RS80, and there are also subdivisions zoned RS20 in the nearby area. The surrounding area contains a number of RS20 zoned parcels, and the subject property would not be incompatible with these if approved for RS20. Parcels adjacent to the subject site to the east are zoned RS20, and there are also RS20 zoned parcels across Jensen Avenue to the north and across Paiute Street to the east. For these reasons, staff finds the request for RS20 is appropriate for this location.

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:**Fire Prevention Bureau**

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised 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 the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DELIA RUBIO

CONTACT: DELIA RUBIO, P.O. BOX 1361, OVERTON, NV 89040