

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0731-LCHRKK REVOCABLE TRUST & ROBERTSON LANCE K. & CONNIE

B. TRS:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision on 0.75 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Perkins Avenue and west of Andersen Street within Moapa Valley.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

070-13-302-032

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Andersen Street where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Perkins Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 310 W. Perkins Avenue
- Site Acreage: 0.75
- Project Type: Minor subdivision
- Number of Lots: 2
- Density (du/ac): 2.66
- Minimum/Maximum Lot Size (square feet): 11,390/21,460

Site Plan

The plan depicts a 0.75 acre lot at the northwest corner of Perkins Avenue and Andersen Street in Moapa Valley. The applicant is currently processing a minor subdivision parcel map (MSM-25-600040) to subdivide the 0.75 acres into 2 lots. The existing home will be on the 21,460 square foot eastern lot that is adjacent to Andersen Street and Perkins Avenue. The home has a concrete driveway leading to the attached garage facing Perkins Avenue. The new undeveloped

11,390 square foot lot will be located on the northwest side of the property, facing a private residential street to the west. A 3 foot picket fence encloses a portion of the 21,460 square foot lot on the north side of the existing home. A playground and basketball pad is located north of the fenced yard. An existing 6 foot vinyl fence and an existing 6 foot block wall are on the north and south sides of the proposed Parcel 2, respectively.

Landscaping

The existing home has 3 large trees, numerous shrubs, and several smaller palm trees located adjacent to Perkins Avenue. One large tree, 3 small palm trees, and a shrub is located along Andersen Street. Landscaping is not required adjacent to the internal private residential street on the west side of the proposed Parcel 2.

Applicant's Justification

The applicant is requesting to waive the requirement for full off-site improvements required for the minor subdivision into 2 lots. The area is rural with no need for detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS80	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RM18	Single-family residential

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

Waiver 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

Staff has no objection to not install full off-site improvements on Perkins Avenue and Anderson Street as there are no off-site improvements within the immediate area along County roads.

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:**Comprehensive Planning**

- 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).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LANCE ROBERTSON

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