

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0270-SPRINGALL WILLIAM & JENNIFER:

WAIVER OF DEVELOPMENT STANDARDS for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/cv (For possible action)

RELATED INFORMATION:

APN:

041-22-710-033

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a proposed building (single-family residence) to 30 feet where 40 feet is required per Section 30.02.04B (a 25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1567 Mazuma Court
- Site Acreage: 0.46
- Project Type: Front setback
- Building Height (feet): 17
- Square Feet: 3,542

Site Plan

The plans show the subject parcel on the south side of the Mazuma Court which is a private street. The residence is set back 30 feet from the right-of-way where 40 feet is required, which necessitates a waiver of development standards.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a single-family residence that is 17 feet in height. The residence features a stucco and concrete tile roofing.

Floor Plans

The plans depict a 3,542 square foot single-family residence with a 3 car garage, a laundry, a kitchen, a dining room, 5 bedrooms, and 3 bathrooms.

Applicant's Justification

The applicant indicated the approval of this waiver will allow more space on the backyard. The applicant states that the proposed 30 foot setback aligns with the setbacks of most other homes on the street ensuring consistency with the neighborhood's harmony overall aesthetic and character.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400126-04 (WS-0391-01)	First extension of time to waive landscape requirement and permit lots to front onto an arterial street	Approved by PC	June 2004
UC-1440-01	For a package wastewater treatment plant in conjunction with a single-family residential	Approved by BCC	February 2002
WS-0520-01	Waive full off-site improvement and increase the standards maximum length of a cul-de-sac	Approved by BCC	February 2002
WS-0391-01	Waive landscape requirement and permit lots to front onto an arterial street.	Approved by PC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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

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.

Staff does not typically support waivers of development standards for reduced setbacks for residential development, as required setbacks ensure the character of a neighborhood and of the surrounding area is maintained. However, the lot was created prior to the rewrite of Title 30 and the proposed front setback is in line with the surrounding existing residences in the neighborhood. Therefore, staff can support this 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 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, to contact the Moapa Valley Heights to see if the subdivision has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY BUILDERS

CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BOULEVARD, SUITE 300,
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