

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0750-JAKES PLACE 8525, LLC:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an RS40 (Residential Single-Family 40) Zone.

Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain.
MK/jam/cv (For possible action)

RELATED INFORMATION:

APN:

125-05-707-002

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Jakes Place where required per Section 30.04.08C.

LAND USE PLAN:

LONE MOUNTAIN - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8525 Jakes Place
- Site Acreage: 2.04
- Project Type: Single-family residential minor subdivision
- Number of Lots: 2
- Density (du/ac): 1
- Minimum/Maximum Lot Size (square feet): 43,545/44,331

Site Plan

The plan depicts a 2.04 acre lot at the southwest corner of Jakes Place and Bonita Vista Street. The applicant is currently processing a Parcel Map (MSM-24-600086) to subdivide the 2.04 acres into 2 lots. Per the Parcel Map, Lot 2 is an undeveloped lot to the west and has an overall area of 44,331 square feet located south of Jakes Place. Lot 1 is located to the east of Lot 2, and has an existing single-family residence on the lot, the overall area of Lot 1 is 43,545 square foot. Lot 1 has an existing a concrete driveway leading to the attached garage fronting Jakes Place.

Landscaping

Lot 1 includes existing desert landscaping within the front yard which features shrubs and a palm tree. Several large trees are in the rear yard of Lot 1 adjacent to Bonita Vista Street to the east. Three large trees and 9 shrubs are proposed within a 6 foot landscape strip along the front yard of Lot 2.

Applicant's Justification

The applicant is requesting to waive the requirement for full off-site improvements required for the minor subdivision of the site into 2 separate lots. The area is rural and the adjacent residential communities similarly lack off-site improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0989-01	Vacation and abandonment (Four Views Street) - recorded	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Edge Neighborhood (up to 1 du/ac)	RS40	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

Public Works - Development Review

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.

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Staff Recommendation

Denial.

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

If approved:

- 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-05-707-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs to contact the City of Las Vegas.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: STEVE WERNER

CONTACT: STEVE WERNER, 101 E. MILWAUKEE STREET, SUITE 301, JANESVILLE, WI 53545