

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: AV-24-900347: Consider an appeal of the Zoning Administrator's decision to approve a minor deviation to a previously approved subdivision on 9.77 acres in an RS10 (Residential Single-Family 10) Zone on Assessor's Parcel Numbers 176-27-101-001 through 176-27-101-004. JJ/bb (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On May 21, 2024, a minor deviation, AV-24-900347, was submitted in accordance with Title 30 standards to revise the plans that were approved by the Board of County Commissioners on June 8, 2022, by ZC-22-0168 and TM-22-500060 (Phase 1). The purpose of the revised plans was to remove 2 lots from the approved subdivision to allow a street connection to a proposed subdivision to the south (Phase 2), which is being considered by WS-24-0170 and TM-24-500044. The revised plans change the lot count for the approved subdivision from 30 lots to 28 lots. The minor deviation was approved per Title 30 standards for approval on June 25, 2026, with a condition that it is only valid if WS-24-0170 and TM-24-500044 are approved, which are companion items on this agenda.

A neighboring property owner appealed the Zoning Administrator's decision because they do not agree with the proposed public access to Phase 2 of the development. The streets in Phase 1 are proposed to be public streets.

Staff requests the Board consider the appeal.