

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0673-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:

ZONE CHANGE to reclassify 20.57 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

041-22-301-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3885 Moapa Valley Boulevard
- Site Acreage: 20.57
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS20 (Residential Single-Family 20) Zone. This 20.5 acre parcel is intended to be divided to create an additional parcels for family use. According to the applicant, there is an existing house that is currently occupied and will remain. The intent is to process a 4 lot parcel map with the Clark County Mapping team soon. Furthermore, the site is surrounded by similar single-family lot sizes.

Surrounding Land Use

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

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0050-11	Use permit for accessory apartment, side and rear setbacks	Approved by PC	April 2011

Related Applications

Application Number	Request
WS-25-0674	A waiver of development standards of full off-sites, and a drainage study is a companion item on this agenda.

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. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The area has transitioned more towards low intensity residential development. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS20 zoning appropriate for this location.

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:**Fire Prevention Bureau**

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-301-017; to 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 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; 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: JAMES HARDY

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118