

WATER CONNECTION
(TITLE 30)

DEER SPRINGS WY/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0589-ROCKWELL TRUST:

WAIVER OF DEVELOPMENT STANDARDS to not connect to municipal water in conjunction with a single family residential minor subdivision on 4.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 230 feet north of Deer Springs Way (alignment) and 765 feet west of Torrey Pines Drive within Lone Mountain. MK/jt/jo (For possible action)

RELATED INFORMATION:

APN:

125-23-201-011; 125-23-201-013

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6532 West Deer Springs Way
- Site Acreage: 4.5
- Number of Lots: 3
- Density (du/ac): 0.7
- Minimum/Maximum Lot Size (square feet): 63,174/86,904
- Project Type: Single family residential subdivision

Site Plan & Request

The site plan depicts a minor subdivision that will divide 2 existing residential lots into 3 lots. Currently, a 3.5 acre parcel includes a single family residence and accessory agricultural buildings, and an adjacent 1 acre parcel includes accessory agricultural buildings. The minor subdivision will create a 63,174 acre parcel on the north side of the site, an “L” shaped 86,904 square foot parcel in the central portion of the site, and a 63,633 square foot parcel with a single family residence located on the southeast portion of the site. Accessory agricultural buildings will be located on the parcels without a single family residence, which is allowed by Title 30. Some of the accessory agricultural buildings are located within the setback requirements for the new lots; however, the applicant indicates that these buildings will be moved.

This application is to allow all the vacant lots to continue to be serviced by the existing well rather than connecting to municipal water.

Applicant's Justification

The lots are owned by the same family, and the minor subdivision will realign the lot boundaries and create a new lot to better suit the family needs. The applicant would like to allow the existing well to continue to serve the property and the new lots rather than connecting to municipal water.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified various parcels within Lone Mountain to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) to preserve the residential character	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Agricultural uses & single family residences
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-A (RNP-I)	Agricultural uses

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

If a proposed minor subdivision is located within 1,250 feet of an existing water line, the vacant lots must connect to municipal water. This helps ensure that any future development will have the necessary water supply. Even though the applicant indicates that the new lots are under common ownership and intended to remain within the same family ownership, the lots could be sold in the future to different owners. If this occurs, access to the existing well could be jeopardized. As a result, staff recommends that the lots connect to municipal water as required by Title 30.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROCKWELL TRUST

CONTACT: ROCKWELL TRUST, 1660 WALINGWOOD DR, N LAS VEGAS, NV 89031