

06/22/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CHRISTY LN/MEIKLE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0260-MARTINEZ-VILLEGAS REVOCABLE LIVING TRUST ETAL & MARTINEZ-SANDOVAL, OTONIEL TRS:

ZONE CHANGE to reclassify approximately 0.5 acres of a 0.7 acre site from a C-1 (Local Business) Zone to an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Christy Lane, 230 feet south of Meikle Lane within Sunrise Manor (description on file). MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-307-006

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1922 N. Christy Lane
- Site Acreage: 0.7 (entire parcel)/0.5(rezoning portion)
- Number of Lots/Units: 1
- Project Type: Single family residential
- Number of Stories: 1
- Square Feet: 1,548 (residence)/638 (casita)

Site Plans

The plans depict an existing single family residence located on a parcel that is currently split into 2 zoning categories with the eastern 0.5 acre portion zoned C-1 and the western 0.3 acre portion zoned R-E. The applicant is requesting a conforming zone change to reclassify the zoning for the entire parcel to R-E. Access is from Christy Lane and Igou Lane along the rear. The existing principal residence and casita are located on the C-1 portion, and the applicant has been unable to obtain permits to complete repair work on the casita that was previously damaged in a fire. The western portion of the parcel is currently zoned R-E and is not part of the re-zoning request. The re-zoning will establish the entire 0.7 parcel as Rural Estates Residential.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict the main residence as a single story home with asphalt shingles, stucco finish and a pitched roofline. The casita is located in the center portion of the parcel, is 13 feet in height, has stucco exterior, asphalt shingles, pitched roofline and matches the main residence in architectural style. The other structures on the property include a detached car port located along the rear property line of the western portion of the property. No changes are proposed to either the principal residence or casita.

Floor Plan

The principal residence has 3 bedrooms, kitchen, bathroom, and a living room with a garage. The casita includes a bedroom, wet bar, closet, bathroom and utility room, and storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that when he bought the property, he was not aware the property was divided between 2 zoning districts. The applicant states that he was notified by the Building Department that before he can make alterations or repairs by a residential permit, he must re-zone the portion of the property currently zoned C-1 to R-E zone.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Residential (up to 2 du/ac)	C-1	Single family residential
South	Public Use	P-F	School
East & West	Ranch Estate Residential (up to 2 du/ac)	R-E	Single family residential

Clark County Public Response Office (CCPRO)

An active Clark County Public Response case is pending (CE21-03428) for building without permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff finds the proposed use is consistent and compatible with approved and planned land uses on the abutting parcels. The immediate area is primarily residential in use with a school directly to the south. The Planned Land Use category for this immediate area is Ranch Estate

Neighborhood apart from Public Use for the school property and compliments the existing character of the immediate neighborhood. The existing commercial zoning of C-1 has no benefit in remaining and will bring this property into full compliance as a residential property. Staff finds that this zone change request will have no impact to the surrounding area. 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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OTONIEL MARTINEZ-SANDOVAL

CONTACT: OTONIEL MARTINEZ-SANDOVAL, 732 OAKBRIDGE CT, NORTH LAS VEGAS, NV 89032