

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400141 (ZC-22-0298)-PACK, TRAVIS & EMILY:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to waive off-site improvements (curbs, gutters, streetlights, and paving).

DESIGN REVIEW for a single-family residential development on 4.9 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley. MK/my/kh (For possible action)

RELATED INFORMATION:

APN:

041-34-701-003

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curbs, gutters, streetlights, and paving) for a single-family residential development where required per Section 30.52.040.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1795 Wittwer Avenue
- Site Acreage: 4.9
- Number of Lots: 4
- Density (du/ac): 0.8
- Minimum/Maximum Lot Size (square feet): 25,854/80,854
- Project Type: Single-family residential development

Site Plan

The site is an approximate 4.9 acre parcel developed with a single-family residence and associated accessory structures. With the original application, the applicant proposed to reclassify the site to an R-E zone (currently zoned as an RS20) and subdivide the parcel into 4 lots for a single-family residential development with a density of 0.8 dwelling units per acre. The lots are between 25,854 square feet to 80,854 square feet in area. Access to the approved lots is provided by a private street that intersects with Wittwer Avenue. The private street is 40 feet in width and terminates in a cul-de-sac in the southern portion of the site. There are no plans

for the future homes on the approved lots since this will be a custom home subdivision. The approved plans are not depicting any off-site improvements to the adjacent public rights-of-way.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0298:

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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and that compliance with Section 30.52.080 of County Code is required, except as waived with this application.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for the proposed minor subdivision; so that SNHD may review the impact of the proposed subdivision on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available, and none are planned within the next 5 years.

Applicant's Justification

The applicant states they were unaware that the requested land use had an expiration date. Therefore, they are seeking an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0298	Reclassified to RS20 zoning with waiver of development standards for off-site improvements, and design review for a single-family residential development	Approved by BCC	August 2022

Surrounding Land Use

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

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

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has a drainage study approved and an off-site permit under review by Public Works. Additionally, this is the first request for an extension of time. As such, staff can support this request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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:

Comprehensive Planning

- Until August 3, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January

1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: EMILY PACK

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102