10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0529-BILINSKI, THOMAS:

ZONE CHANGE to reclassify 0.84 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located east of Revere Street and north of Exchange Avenue within Goodsprings (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:
202-26-610-023

LAND USE PLAN:
SOUTH COUNTY (GOODSPRINGS) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 220 Revere Street
- Site Acreage: 0.84
- Existing Land Use: Accessory structures

Applicant's Justification
The applicant states that the current RS5.2 zoning would require landscaping on the site, where RS20 would not. Landscaping would be a burden on the water supply for the community, as properties in Goodsprings are on well water.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400066 (UC-18-0124)	Second extension of time for a use permit for an accessory structure prior to the principal use - expired	Approved by PC	June 2022
ET-20-400050 (UC-18-0124)	First extension of time for a use permit for an accessory structure prior to the principal use - expired	Approved by PC	July 2020
UC-18-0124	Accessory structure prior to residential single-family home with height waiver - expired	Approved by PC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential & undeveloped

Related Applications

Application Number	Request
WS-26-0530	Waivers of development standards to reduce setbacks and allow an accessory structure (garage) prior to the principal use (residence) 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. The request for RS20 zoning is conforming to the Ranch Estate Neighborhood (RN) land use category on the site and is compatible with the surrounding area. RS20 allows for larger lot, low density, single-family residential development typically found in rural areas. Although the majority of the properties in the immediate area are zoned RS5.2, this property meets the minimum lot size for RS20 where some of the other properties in the area do not. The request complies with Policy SO-1.5 which encourages uses and activities in or adjacent to Goodsprings that are compatible with the community's historic character, quiet and rural setting, abundant wildlife, and natural environment. For these reasons, staff finds the request for RS20 zoning is 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.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THOMAS BILINSKI
CONTACT: THOMAS BILINSKI, ROADKILL RANCH, 10494 WINDY REED STREET, LAS VEGAS, NV 89178