

06/16/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BLUE DIAMOND RD/FORTNEY RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0197-RBR ANGEL REVOCABLE LIVING TRUST & RESTREPO, RICARDO
BUITRAGO TRS:**

ZONE CHANGE to reclassify 2.3 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District.

Generally located 255 feet south of Blue Diamond Road and east of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

175-14-702-013

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8620 Fortney Road
- Site Acreage: 2.3
- Number of Lots/Units: 1
- Density (du/ac): 0.4
- Project Type: Single family home
- Square Feet: 2,002

Request

The 2.3 acre parcel is developed with an existing single family home located approximately in the center of the site. There is driveway access to Fortney Road, an unimproved right-of-way. The Fortney Road right-of-way then intersects with Blue Diamond Road to the north. The subject parcel is zoned both H-2 and R-U, with a majority of the parcel being zoned H-2. The existing home is entirely within the H-2 zoned portion of the property.

Applicant's Justification

The applicant states that he would like to be able to keep animals on his property which is not allowed within the H-2 zoning district.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0629	Vacated and abandoned patent easements and a portion of right-of-way	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	H-2	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
East	Residential Rural (up to 0.5 du/ac)	H-2	Single family residential
West	Residential Rural (up to 0.5 du/ac)	H-2 & R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The project is located within the Red Rock Design Overlay District. Title 30, Section 30.48.315, states land use applications shall not be accepted for any request to increase the number of residential dwelling units allowed by the zoning regulations in existence on the effective date of this ordinance. The subject parcel is developed with a single family residence constructed in 1979. The proposed R-U zoning has a minimum lot size requirement of 80,000 gross square feet and 72,000 net square feet. With a total parcel size of 2.4 acres and the maximum density and minimum lot size requirements of the R-U zoning, the subject parcel would not be able to be subdivided to create an additional developable lot. Additionally, the proposed zoning would bring the current legal nonconforming residence into conformance with the R-U zoning regulations, for which currently only a small portion of the site is zoned. Therefore, staff finds that the requested zone boundary amendment to R-U zoning is appropriate at this location and supports 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 Comprehensive 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, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICARDO RESTREPO

CONTACT: RICARDO RESTREPO, 8620 FORTNEY RD., LAS VEGAS, NV 89161