

06/16/21 BCC AGENDA SHEET

FUTURE RESIDENTIAL DEVELOPMENT  
(TITLE 30)

NAVAJO AVE/MOAPA VALLEY BLVD  
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0208-ROBISON, DELL H. & PEARL W. FAM TR & ROBISON, PEARL W. TRS:**

**ZONE CHANGE** to reclassify 0.7 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone for a future residential development in the Moapa Valley Overlay District.

Generally located on the south side of Navajo Avenue and the west side of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

041-34-801-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Future residential development

Site Plan

This request is a conforming zone boundary amendment with no specific development plans. Currently, the property is zoned R-U and is considered an illegal nonconforming lot due to the size of the parcel. The zoning request will allow the property owner to build a single family residence on their property. The site has frontage along Navajo Avenue to the north.

Applicant's Justification

The applicant indicates that the request conforms to the Northeast County Land Use Plan and will allow them to build a single family residence on the property.

### **Surrounding Land Use**

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

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

The request to R-E zoning conforms to the Northeast County Land Use Plan. The proposed zoning is consistent with existing zoning to the west of this site. Currently, the property is zoned R-U and is considered an illegal nonconforming lot due to the size of the parcel. By approving the zone boundary amendment will allow the property owner to build a single family residence on their property. 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 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**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Nevada Department of Transportation approval.

#### **Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0192-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LANDHOLDING SERIES OF SOPHINVEST, LLC

**CONTACT:** LANDHOLDING SERIES OF SOPHINVEST LLC, 304 S. JONES BLVD.,  
SUITE 300, LAS VEGAS, NV 89107