

09/07/21 PC AGENDA SHEET

WATER CONNECTION
(TITLE 30)

UPDATE
JAKES PLACE/BONITA VISTA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0346-JLT HOLDING COMPANY, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to waive connection to public water service on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone.

Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:
125-05-703-005

WAIVER OF DEVELOPMENT STANDARDS:
Waive connection to a public water service within 1,250 feet of a public water line where required per Title 30.52.100.

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Water connection

Site Plan

The plan depicts a proposed minor subdivision (MSM-21-600022) with 2 lots fronting Jakes Place. Proposed lot 1 (west side) and lot 2 (east side) will each be approximately 1 acre in area. There is an existing well on the site and municipal water connection is located approximately 360 feet north of the northeast corner of the property on the north side of Log Cabin Way. This line will be approximately 650 feet from the connection point for both future homes along Jakes Place. There is another water line approximately 650 feet east of the property at Durango Drive.

Signage

Signage is not a part of this request.

Applicant's Justification

The Nevada Division of Water Resources only requires a distance of 360 feet in order to be eligible for drilling a well. The current well was drilled prior to the current owner acquisition of the property. In order to bring the water line to the property for development of 2 homes, it will cost approximately \$100,000, which is prohibitively expensive. The current well is located at least 150 feet from any current septic system. Future septic systems will meet the setback requirement from the existing well.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0989-01	Right-of-way vacations to correct for road locations	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Residential Agricultural (up to 1 du/ac)	R-A (RNP-II)	Single family residential
East	Residential Agricultural (up to 1 du/ac)	R-A (RNP-II)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Staff typically does not support a request to waive the requirement for a development to connect to a public water system. Connecting developments into existing public water service help to ensure that the development will continuously have a safe and reliable water supply; therefore, staff recommends denial of this request.

Staff Recommendation

Denial.

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

If approved:

- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS: 2 cards

PROTESTS:

PLANNING COMMISSION ACTION: August 17, 2021 – HELD – To 09/07/21 – per Commissioner Kirkpatrick.

APPLICANT: JLT HOLDING COMPANY, LLC

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