



# Lone Mountain Citizens Advisory Council

September 11, 2018

## MINUTES

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Board Members:	Dr. Sharon Stover – Chair – <b>EXCUSED</b> Stacey Lindburg – Vice Chair – <b>PRESENT</b> Teresa Krolak-Owens – <b>PRESENT</b>	Rachel Levi – <b>PRESENT</b> Evan Wishengrad – <b>PRESENT</b>
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment  
None
- III. Approval of August 28, 2018 Minutes  
**Moved by: RACHEL**  
**Action: Approved subject minutes as recommended**  
**Vote: 4-0/Unanimous**
- IV. Approval of Agenda for September 11, 2018  
**Moved by: RACHEL**  
**Action: Approved agenda as recommended, noting amended meeting date for next meeting and items #1 & 2 and #5 & 6 heard together**  
**Vote: 4-0/Unanimous**
- V. Informational Items  
Received updates from Commissioner Brown's office pertaining to upcoming CAC Board Member appointments and the National Night Out event scheduled October 2<sup>nd</sup>.

VI. Planning & Zoning

1. **ET-18-400181 (UC-1674-06)-BELLIVEAU ROBERT ROCK TRS: USE PERMIT FOURTH EXTENSION OF TIME** to commence a museum with accessory commercial uses. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping requirements; and 2) street landscaping requirements for a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. LB/tk/ml  
  
**Action: Approved subject to all staff conditions**  
**Moved by: STACEY**  
**Vote: 4-0/Unanimous**
2. **ET-18-400182 (WS-1156-08)-BELLIVEAU ROBERT ROCK TRS: WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** to commence and review the following: 1) reduced parking for a museum; 2) trash enclosure requirements; and 3) allow access from a residential local street. **DESIGN REVIEW** for the redesign of an approved museum on 9.1 acres in an R-E (RNP-I) Zone  
  
**Action: Approved subject to all staff conditions**  
**Moved by: STACEY**  
**Vote: 4-0/Unanimous**
3. **UC-18-0620-AYON, JOSE & FAVIOLA: USE PERMITS** for the following: 1) allow an accessory building to exceed one-half the footprint of the principal building; and 2) waive applicable design standards per Table 30.56-2A on 1.1 acres in an R-E (RNP-I) Zone.  
  
**Action: Approved subject to all staff conditions**  
**Moved by: TERESA**  
**Vote: 4-0/Unanimous**
4. **WS-18-0642-ZIETLIN, RICHARD L.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced side street setback; and 2) reduced setback from a street in conjunction with an existing single family residence on 0.9 acres in an R-E (RNP-I) Zone.  
  
**Action: Approved subject to all staff conditions and condition that tall vegetation be planted along Conough & Grey Mesa to prevent site of sheds from the street**  
**Moved by: EVAN**  
**Vote: 4-0/Unanimous**
5. **WC-18-400177 (NZC-0511-12)-KNAUSS, KENNETH REVOCABLE TRUST: ZONE CHANGE WAIVERS OF CONDITIONS** for the following: 1) applicant shall construct a new block wall on the project's north and east property lines at a height of 6 feet upon construction of project; and 2) construct an intense landscape buffer, 20 feet wide, on the north and east property line wall upon construction of project, as submitted by applicant; 3) apply to vacate Tioga Way and Pioneer Way, construct a gate around the newly vacated area at the "turnaround" and provide gate access; 4) right-of-way dedication to include turnaround cul-de-sac at south end of Tioga Way and Pioneer Way for a proposed shopping center on 3.5 acres in a C-1 (Local Business) Zone  
  
**Action: Approved subject to staff conditions and conditions listed for companion item WS-18-0471**  
**Moved by: EVAN**  
**Vote: 4-0/Unanimous**

6. **WS-18-0471-KNAUSS, KENNETH REVOCABLE TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to arterial streets; and 2) to allow alternative commercial driveway geometrics.

**DESIGN REVIEW** for a retail center on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain.  
MK/al/xx

**Action: Motion to Deny Waivers #1 & 2, Motion to Approve Design Review subject to the following conditions: 1 )Hours of operation be restricted to 9a-10p, 2) No drive-thru businesses, 3) 8 foot block wall with appropriate landscaping on wall exterior on Tioga and North side of property, 4) One access point along Grand Teton, 5) Two rows of trees along Grand Teton & Buffalo, 6) All deliveries be restricted to approved operating hours, 7) Lighting on property be low lighting**

**Moved by: EVAN**

**Vote: 4-0/Unanimous**

VII. General Business

1. Nominated Carol Peck for Community Development Advisory Committee (CDAC)
2. Finalized and reviewed FY 2019/2020 budget request(s) which were 1) New blinds for meeting room, 2) Candy and Water for meetings

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be September 25, 2018

X. Adjournment  
The meeting was adjourned at 8:31 p.m.

09/18/18 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0606-TEE PEE MANOR ESTATES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and La Mancha Avenue and between Tee Pee Lane and Park Street within Lone Mountain (description on file). LB/al/ja (For possible action)

RELATED INFORMATION:

**APN:**

125-30-806-009

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant proposes to develop the parcel as a single family residential development. The request is to vacate government patent easements that are 3 feet to 33 feet in width located along the west, south, and east boundaries of the parcel. The applicant indicates that these easements are not necessary for development in this area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
MSM-18-600027	Minor subdivision map to subdivide the parcel into 2 lots	Reviewed by staff	March 2018
MSM-18-600028	Minor subdivision map to subdivide the northern half of the parcel into 4 lots	Reviewed by staff	March 2018
MSM-18-600029	Minor subdivision map to subdivide the southern half of the parcel into 4 lots	Reviewed by staff	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped parcels & single family residences

## Related Applications

Application Number	Request
WS-18-0605	A waiver of development standards to allow a single family residential development to have access from an arterial street (Ann Road) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

##### 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

- Satisfy utility companies' requirements.
- Applicant is advised that 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** TEE PEE MANOR ESTATES  
**CONTACT:** LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL RD, SUITE  
200, LAS VEGAS, NV 89118

DRAFT

09/18/18 PC AGENDA SHEET

ACCESS TO ANN RD  
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0605-TEE PEE MANOR ESTATES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a proposed single family residential lot to have access to an arterial street (Ann Road) where residential lots are to be accessed from local streets in conjunction with a proposed single family residential development on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. LB/al/ml (For possible action)

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RELATED INFORMATION:

**APN:**

125-30-806-009

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5685 N. Tee Pee Lane
- Site Acreage: 4
- Project Type: Proposed single family residential lot with access to Ann Road

**Site Plan**

The applicant is proposing to subdivide the parcel into a single family residential development by recording a minor subdivision map. The proposed development will be for custom homes so no building plans were submitted with this request. The northern and southern halves of the parcel will each consist of 4 lots. The plans depict 3 of the proposed lots on the southern half of the site with access from Tee Pee Lane, which is a local street. The plans depict the fourth lot with access from Ann Road, which is an arterial street and direct access to arterial streets is not permitted for single family residential lots by Code. The plans indicate the driveway for the lot accessing Ann Road will be a half circle design which will alleviate vehicles from backing into the right-of-way.

### Applicant's Justification

The applicant indicates that the design is consistent with other homes already fronting Ann Road including the residence to the south. The proposed design is justified due to the location of the driveway being over 200 feet away from the intersection of Ann Road and Tee Pee Lane. Additionally, improvement plans for Ann Road (project #R107D15) depict a center median in the Ann Road right-of-way. This future median will restrict access to the proposed lot to right turn in and out only, which will provide safer travel conditions for the site.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
MSM-18-600027	Minor subdivision map to subdivide the parcel into 2 lots	Reviewed by staff	March 2018
MSM-18-600028	Minor subdivision map to subdivide the northern half of the parcel into 4 lots	Reviewed by staff	March 2018
MSM-18-600029	Minor subdivision map to subdivide the southern half of the parcel into 4 lots	Reviewed by staff	March 2018

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-1)	Undeveloped parcels & single family residences

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-18-0606	A request to vacate easements is a companion item on this agenda.

### **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.

There is an existing single family residence to the south across Ann Road that was constructed in 1989 that has access to and from Ann Road. Between Durango Drive and Hualapai Way there are 18 existing single family residences that have access from Ann Road and all of these residences were constructed prior to 2003. The subdivisions which created the lots that these



homes were constructed on were recorded prior to 1993. Lots within the residential subdivisions in this area that were recorded after 1993 do not have direct access to Ann Road.

Allowing a single family residence to have access to Ann Road, an arterial street, does not comply with implementing the Transportation System Policy 8 of the Transportation Element of the Comprehensive Master Plan, which states that access to residential lots should be taken from local streets. Allowing access to Ann Road does not comply with Urban Specific Policy 33 of the Comprehensive Master Plan which encourages any parcels within residential subdivisions located at major intersections be required to receive their access from within the subdivision. Policy 33 also states that corner parcels at major intersections that have a residential land use designation should not have access to collector or arterial streets.

There are other single family residences in the area that have access to Ann Road. However, these residences were all constructed on parcels within subdivisions that recorded prior to 1993. Lots within subdivisions that have recorded in the area since 1993 have access from local streets or private cul-de-sacs. There are other design options available for the subdivision layout that would not require a waiver of development standards. Staff finds that the request to allow access to Ann Road is due to the design of the proposed subdivision which is a self-imposed hardship that staff does not support. Staff also finds that the applicant has not provided a sufficient justification to allow access to Ann Road for the proposed lot; therefore, staff does not support this request.

#### **Public Works - Development Review**

Staff cannot support this waiver to allow a residential lot to have access through an arterial street. Ann Road has been designed and it is been improved by the County. The design shows a grade difference between the road and the lot that does not allow for a smooth vehicular transition in and out of the lot. Furthermore, there will be a median along Ann Road that will prevent left turn movements out and into the proposed residential lot. This will cause the residents to have to do U-turn movements on Ann Road. If this waiver is approved the development must be graded to match the grades along Ann Road to allow smoother movements into the lot.

#### **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 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**

- Development along Ann Road must match grade elevations per Clark County Public Works Ann Road Project, applicant to coordinate with Public Works Design Division.

**Building Department - Fire Prevention**

- Applicant to show fire hydrant locations on-site and within 750 feet; that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there is an existing septic system on this property; and to connect to municipal sewer and abandon or remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* and submit documentation to SNHD showing that the system has been properly abandoned.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TEE PEE MANOR ESTATES

**CONTACT:** LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL RD #200, LAS VEGAS, NV 89118

10/17/18 BCC AGENDA SHEET

BARRICADE PLAN  
(TITLE 30)

LA MANCHA AVE/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-18-400201 (DR-0258-16)-L2D2, LLC:

**DESIGN REVIEWS FIRST APPLICATION FOR REVIEW** for the following: 1) single family residential subdivision; and 2) increase the finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of La Mancha Avenue and the west side of Conquistador Street (alignment) within Lone Mountain. LB/jor/ml (For possible action)

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RELATED INFORMATION:

**APN:**

125-30-402-034 thru -041

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase finished grade up to 36 inches where 18 inches is the standard (a 100% increase).

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND**

**Project Description**

General Summary

- Site Acreage: 5 acres
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Gross Minimum/Maximum Lot Size (square feet): 23,265/33,707
- Net Minimum/Maximum Lot Size (square feet): 19,061/30,145
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height: 19 feet to 26 feet
- Square Feet: 3,000 to 5,000

### Site Plans

The original plans depict a single family residential development consisting of 8 lots on 5 acres. The gross lot sizes range from 23,265 square feet to 33,707 square feet and net lot sizes range from 19,061 square feet to 30,145 square feet. The 8 lot development has frontage on the adjacent public streets. Lot #1 will have access to La Mancha Avenue, lots #2 through #7 will have access to Conquistador Street, and lot #8 will have access to El Campo Grande Avenue. There is a 5 foot wide drainage easement on the west property lines of lots #1, #4, #5 and #8 that is part of the gross lot area.

The plans also show a 14 foot wide equestrian trail along the north side of La Mancha Avenue within the unpaved portion of the street, which is part of the non-urban street standard. This is in compliance with the Equestrian Trail Plan.

The cross section plan shows some of the proposed residential lots will require an increased finished grade of up to 36 inches above the finished grade of the adjacent properties.

The existing barricade plan depicts Type 3 Barricades placed across Conquistador Street. The barricades are placed between lot #4 and lot #5. Signs stating that the road is closed to thru traffic are post mounted on the northeast corner of La Mancha Avenue and Conquistador Street and on the southwest corner of El Campo Grande Avenue and Conquistador Street.

### Landscaping

The approved landscape plan shows street landscaping consisting of a 6 foot wide landscape area along a portion of El Campo Grande Avenue (north of lot #7), and a 6 foot wide landscape area along portion of La Mancha Avenue (south of lot #2). These landscape easements are part of the gross areas of the adjacent lots (lot #2 and #7). No changes are proposed to the approved landscaping.

### Elevations

The plans show 2, one story and 1, two story models with maximum heights ranging from 19 feet to 26 feet. The houses will have 3 to 4 car garages with minimum of 20 foot long driveways. Building materials consist of a stucco finish, foam decor columns and shutters, stone veneer, and concrete tile roofing. Architectural and decorative trim is provided on all windows and doors on all elevations. No changes are proposed to the approved elevations.

### Floor Plans

The plans show 2, one story and 1, two story model homes ranging in size from 3,000 square feet to 5,000 square feet (livable area). The floor plans consist of a bedrooms, great room, dining room, kitchen, pantry, bathrooms and some models will have a home office, study room, and options for a bonus room. All models will have a 3 to 4 car garage. No changes are proposed to the approved floor plans.

Previous Conditions of Approval

Listed below are the approved conditions for DR-0258-16:

**Current Planning**

- Homes with size ranges of 3,000 square feet to 5,000 square feet to be permitted;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and applicant to review; and that 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.

**Public Works – Development Review**

- Applicant to coordinate a barricade plan with Public Works to prevent through traffic on Conquistador Street until the improvements on Ann Road and 215 in the area are complete;
- Until June 6, 2018 to review the barricade plan;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for La Mancha Avenue, 30 feet for El Campo Grande Avenue, 30 feet for Conquistador Street and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Applicant's Justification

The applicant was required to coordinate a Barricade Plan to temporarily prevent thru traffic along Conquistador Street, which was to be reviewed in 2 years. The local residents are currently moving the barricades or using the dirt shoulder road to bypass the barricades. The applicant indicates that the barricades are not serving a purpose.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0258-16	A single family residential subdivision and an increase in finished grade	Approved by BCC	June 2016
VS-0259-16	Vacated and abandoned patent easements – recorded	Approved by BCC	June 2016
TM-500054-16	A map for and 8 lot single family residential subdivision	Approved by BCC	June 2016
ZC-0296-01	Reclassified various parcels in the Lone Mountain Area to RNP-I	Approved by BCC	September 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped parcels

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

#### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

#### 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

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** PINNACLE HOMES  
**CONTACT:** ROXANNE LEIGH, SLATER HANIFAN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118

DRAFT

10/17/18 BCC AGENDA SHEET

LOT SIZE/OFF-SITE IMPROVEMENTS  
(TITLE 30)

GRAND CANYON DR/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0673-INGRAM, BRIAN:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot area; 2) reduced access gate setback; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed 4 lot single family residential subdivision on 2.5 acres in an R-E (Rural Estates Residential)(RNP-1) Zone.

Generally located on the north side of Craig Road and the west side of Grand Canyon Drive within Lone Mountain. LB/md/ml (For possible action)

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RELATED INFORMATION:

**APN:**

138-06-202-021

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce net lot area to 15,600 square feet where a minimum net lot area of 18,000 square feet is required per Table 30.40-1 (a 13.4% reduction).
2. Reduce access gate setback to 20 feet where 50 feet is required per Section 30.64.020 (a 60% reduction).
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road and Grand Canyon Drive where required per Chapter 30.52.

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: n/a
- Site Acreage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 20,610 and 21,299 (gross)/15,692 and 18,517 (net)
- Project Type: Single family residential



Site Plans

The plans depict a proposed single family residential development consisting of 4 lots at 1.6 dwelling units per acre. The proposed subdivision will be serviced by a 48 foot wide private street, located adjacent to Craig Road, which terminates into a cul-de-sac. The minimum and maximum gross lot area is 20,610 square feet and 21,299 square feet, respectively. The minimum and maximum net lot area is 15,692 and 18,517 square feet, respectively. Access to the subdivision will be controlled by an access gate, which is set back 43 feet from the lip of the future gutter.

Landscaping

The plans depict a 6 foot high wall off-set to accommodate proposed tree wells, located in a 6 foot wide landscape area, along Craig Road and Grand Canyon Drive.

Applicant's Justification

The applicant requests a reduction in the net lot size for two of the four lots due to the considerable amount of property that is appropriated for required utility easements, private street, right-of-way dedication, and street landscape areas. A waiver for full off-site improvements, including partial paving, is requested for the proposed residential development. The waiver for off-site improvements is consistent with existing subdivisions within the surrounding neighborhood. A request to reduce the setback for the access gate to the subdivision is also requested, which is consistent with the adjacent subdivisions and surrounding development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0584-06	Reduced the setback for an access gate in conjunction with a proposed single family residential development	Withdrawn	June 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Undeveloped
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

Application Number	Request
MSM-18-600018	A 4 lot minor subdivision is currently in process.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

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.

#### Waiver of Development Standards #1

Per the Lone Mountain Specific Policy from the Comprehensive Master Plan, in an area designated RNP, a minimum net lot size of 18,500 square feet or larger is encouraged when lot size variation is needed to subdivide a parcel larger than 0.5 acres. The proposed residential development can be redesigned to 3 lots, which would meet the minimum gross and net lot sizes required for the zoning district. The reduction to the net lot size requirement is a self-imposed burden; therefore, staff cannot support this request.

#### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff cannot support this waiver to reduce the required distance to the call box for the entry gates from 50 feet to 20 feet. The entrance to this private development is very close to a major intersection and it is off of Craig Road which is a collector street. The minimum required distance of 50 feet is needed to prevent vehicle from queuing in the middle of the roadway.

#### Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements along Craig Road and Grand Canyon Drive.

#### **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 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**

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 40 feet for Grand Canyon Drive and associated spandrel.
- Applicant is advised that the proposed perimeter wall of the project must not encroach into the sight visibility zones.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that CCWRD does not maintain any sewer lines in the requested area; to please contact the City of Las Vegas for Sewer Service; and that if you have any questions about septic please contact Southern Nevada Health District at (702) 759-1000.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** JOHN F. MORELLI  
**CONTACT:** JOHN MORELLI, MORELLI RESIDENTIAL DESIGN, 2140 CRESTLINE FALLS PLACE, LAS VEGAS, NV 89134