

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0566-SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; and **2)** waive off-site improvements (streetlights, curb, and gutter) in conjunction with a proposed single-family residential subdivision on 1.25 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Camero Avenue, 440 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-14-602-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Camero Avenue where a 6 foot wide landscape area consisting of 1 large tree every 30 feet required by Section 30.04.01D. (a 100% reduction).
2. Waive off-site improvements (streetlights, curb, and gutter) on Camero Avenue where required per Section 30.04.08C.

**LAND USE PLAN:**

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 1.25
- Density: 2.4
- Project Type: 3 lot subdivision

Site Plan

The plan indicates a 1.25 acre parcel that will be subdivided into 3 separate parcels. The entrance into the subdivision is from the south side of Camero Avenue. There is a hammerhead private street that splits the parcels into the western and eastern portions. The buildable area for the future homes will be on the western side. On the east side of the hammerhead, there is a linear vacant area that will be used as landscaping as the applicant states in their justification letter.

### Applicant's Justification

The applicant is requesting a waiver of development standards for off-site (streetlights, curb, and gutter) improvements and street landscaping along Camero Avenue. The parcel will be subdivided into 3 parcels for single-family residences. The applicant states that the approval of this request will not have a negative effect on the neighborhood or surrounding areas.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0452-05	Reclassified 1.3 acres from RE (Rural Estates Residential) zoning to R-1 (Single Family Residential) zoning for a future residential development	Approved by BCC	May 2005

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South, East, & West	Low-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Waiver of Development Standards #1

Staff finds that along the north side of Camero Avenue there are trees planted approximately every 30 feet. Along the south side of Camero Avenue, where the entrance of the property is located, there are existing attached sidewalks with no street landscaping. The site plan shows the applicant will include attached sidewalks along the front entrance without any street landscaping. Staff finds this will not be harmonious with the properties on north side of Camero Avenue with the parcels taking access from a private road easement. Staff finds required street landscaping along Camero Avenue could be provided. Therefore, staff cannot support this request.

## **Public Works - Development Review**

### Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Camero Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

## **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Comply with approved drainage study PW24-15681;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet for Camero Avenue.

### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

### **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 and reference POC Tracking #0369-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO  
**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV  
89102