

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0315-RODRIGUEZ HERMELINDA TRUST & RODRIGUEZ HERMELINDA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate full off-site improvements; **2)** allow modified driveway geometrics; and **3)** allow additional driveways in conjunction with a proposed single-family residence on 0.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Tenaya Way and north of Rosada Way within Lone Mountain.
AB/jud/cv (For possible action)

RELATED INFORMATION:

APN:

125-34-310-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tenaya Way where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rosada Way where required per Section 30.04.08C.
2. Increase the driveway width along Tenaya Way to 34 feet where 28 feet is the maximum width allowed per Uniform Standard Drawing 222 (a 21% increase).
3. Allow 2 additional residential driveways where 1 residential driveway per property is allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7210 W. Rosada Way
- Site Acreage: 0.9
- Project Type: Single-family residential
- Number of Lots: 1

Site Plan

The plan depicts a proposed single-family residence with access provided via Rosada Way and Tenaya Way. The proposed residence is located on the southern half of the parcel, and the proposed casita is located on the northern portion of the site. The applicant is requesting waivers of development standards to eliminate off-site improvements along Tenaya Way and Rosada

Way and to increase the number of driveways. The site plan shows 1 circular driveway along the south property line, and 2 additional driveways along the east property line adjacent to Tenaya Way. The applicant is also requesting to increase the driveway width to a maximum of 34 feet for both driveways along Tenaya Way. Lastly, the site plan shows the following perimeter screening: a proposed 6 foot high block wall along the north property line, a 6 foot high block wall along the east property line to be constructed behind the proposed street landscaping, a 3 foot high block wall along the south property line to be installed behind the street landscaping, and lastly, there is an existing shared block wall along the west property line.

Landscaping

Although the applicant is requesting to waive off-site improvements along Tenaya Way and Rosada Way, the applicant is providing street landscaping which meets Title 30 standards.

Applicant's Justification

The applicant states the site is in an area with rural street standards. The adjacent residential properties do not provide off-site improvements, which establishes a precedent for the current development. The proposed wider drive widths of 34 feet is needed due to the unique site design of a custom single-family residence that includes both a main house and a detached casita. The separate driveways are necessary to provide safe, functional, and independent access to both structures while reducing vehicle congestion on a single-entry point. Providing dedicated access for the casita helps prevent on-street parking, improves vehicle maneuverability, and enhances overall safety for residents and visitors. The proposed configuration will not be detrimental to surrounding properties or the neighborhood, as it maintains orderly access, minimizes traffic conflicts, and preserves normal roadway flow on Tenaya Way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-PD5	Single-family residential

Related Applications

Application Number	Request
VS-26-0316	Vacation and abandonment for portions of rights-of-way is a companion item on this agenda.

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

Public Works - Development Review

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.

Public Works - Development Review

Waiver of Development Standards #1

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.

Waiver of Development Standards #2

Staff finds that the larger driveway widths would increase the potential area of conflict for vehicles and pedestrians. When combined with the absence of sidewalks and the proposed driveway configuration, the wider driveways do not improve safety or maintain compatibility with the surrounding neighborhood. Therefore, staff cannot support the request for increased driveway widths.

Waiver of Development Standards #3

Staff finds that allowing three driveways is excessive and would create more conflicts between vehicles and pedestrians as the applicant is trying to enter and exit the site. Combined with the request to increase the width of those driveways would further compromise safety. Therefore, staff cannot support 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 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.
- 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

- Right-of-way dedication to include associated spandrel at the southwest corner of APN: 125-34-310-031 at the Tenaya Way and Rosada Way intersection;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Tenaya Way and Rosada Way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: ERIC STAFFORD

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118