

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0722-HOTROD FAMILY TRUST & WELLS GUY M & JODI M TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing single-family residence on a portion of 2.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Fort Apache Road and south of El Campo Grande Avenue within Lone Mountain. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:

125-30-804-001; 125-30-804-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Fort Apache Road where 10 feet of landscaping shall be provided per Section 30.04.01D.7.
- b. Eliminate street landscaping along El Campo Grande Avenue where 10 feet of landscaping shall be provided per Section 30.04.01D.7.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9295 W. El Campo Grande Avenue
- Site Acreage: 2.97 (portion)
- Project Type: Single-family residence street landscaping
- Wall Height (feet): 4 foot decorative fence (north)/6 foot decorative wall (east)/4 foot decorative fence (east)/6 foot wall (south)

Site Plan

The plan depicts an existing single-family residence with accessory agricultural structures constructed on the west (APN 125-30-804-001). On the east (APN 125-30-804-002) the applicant proposes to construct new screen walls and decorative fences along the south, north, and east property lines. The existing wall separating the subject parcels will be removed.

Landscaping

The proposed design for the landscape areas along both Fort Apache Road and El Campo Grande Avenue includes decorative rock but no vegetation. The proposed landscape area behind the Fort

Apache Road right-of-way line varies in width from 5 feet to 9 feet, 3 inches which is covered in decorative rock. Fort Apache Road has been improved by Clark County to non-standard urban street design where off-sites were constructed with a 3 feet landscape area behind the curb, a 5 foot sidewalk, and another 3 foot landscape area behind the sidewalk and covered in decorative rock. El Campo Grande Avenue is constructed to rural paving standards. The northerly proposed decorative fence is located south of the required sight zone at the intersection of El Campo Grande Avenue and Fort Apache Road, and there is a 6 inch landscape area south of the El Campo Grande Avenue right-of-way line which is covered in decorative rock.

Elevations (decorative fence and walls)

The proposed decorative fence and walls are compatible with the existing decorative fence and walls located around the adjacent single-family residence on the western parcel.

East -

- The north 40 feet of the along the east property line will be a proposed 6 foot high decorative fence on top of a maximum 3 foot high retaining wall.
- The southern portion along the east property line is a proposed 6 foot high decorative wall on top of a maximum 3 foot high retaining wall.

North -

- A proposed 4 foot high decorative fence on top of a maximum 3 foot high retaining wall.

South -

- A proposed 6 foot high decorative wall on top of a maximum 3 foot high retaining wall.

Applicant's Justification

The applicant indicates that the proposed design is compatible with the surrounding area due to Fort Apache Road being constructed with sidewalks and rockscape, none of the existing 3 homes immediately south of the site provides landscaping along Fort Apache Road and with the existing residence on the westerly side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0554 (ADET-19-900587)	First extension of time for a use permit for an accessory structure and waiver to increase accessory structure height	Approved by ZA	September 2019
UC-0554-18	Use permit for an accessory structure and waiver to increase accessory structure height	Approved by PC	September 2018
ZC-0296-01	Zone change to reclassify portions of Lone Mountain to establish the RNP-I Overlay District	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	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

Waiver 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.

Staff finds that providing street landscaping is important for the community because it offers necessary shading for nearby streets and future sidewalk infrastructure. The site includes adequate room to meet the required landscaping standards, particularly along Fort Apache Road where the wall is set back. This landscaping would also accommodate the proposed use of the site as an enclosed agriculture yard. Along Fort Apache Road, the properties to the south feature residential front yards that could be landscaped in the future, and the addition of street trees could enhance both the neighborhood and the street frontage. Furthermore, trees along the west side of the street alignment could help reduce development impact and fulfill Goal 3.6 of the Master Plan, which encourages using site features that provide shade to mitigate the urban heat island effect.

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 Statute

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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOTROD FAMILY TRUST

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135