

OFF-SITE IMPROVEMENTS
(TITLE 30)

TORREY PINES DR/BUCKSKIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0744-STALBRA PA TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements (partial paving, curb, gutter, streetlight, and sidewalks); and **2)** waive a drainage study in conjunction with a proposed minor subdivision parcel map on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Torrey Pines Drive, 150 feet south of Buckskin Avenue within Lone Mountain. MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

138-11-801-022

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3368 N. Torrey Pines Drive
- Site Acreage: 2
- Number of Lots: 2
- Density (du/ac): 1
- Minimum/Maximum Lot Size: 1 acre
- Project Type: Waive full-off-site improvements and drainage study for a minor subdivision map

Site Plan

The applicant has submitted an application to the Public Works Mapping Team to subdivide the parcel into 2 lots. There is an existing single family residence with accessory buildings on the northern portion of the parcel. The residence and accessory buildings will be on 1 of the future lots and the undeveloped southern portion of the parcel will be on the other lot. Each lot will be 1 acre in size.

Applicant's Justification

The applicant indicates that they are proposing to subdivide the existing parcel into 2 lots of 1 acre each. The property is located in a rural area and the existing public streets are not developed with off-site improvements. Off-site improvements in this area consist of the minimum required width of pavement for paved legal access. Therefore, additional off-site improvements would not be in harmony with existing developments in the area. The applicant also states that the drainage study is not necessary at this time because the off-site improvements are not necessary. WS-0856-13 and MSM-600020-12 were similar requests that were approved to subdivide a 3.3 acre parcel, which included this site and the adjacent parcel to the north, into 2 lots for the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
MSM-20-600074	A minor subdivision map to subdivide the parcel into 2 lots	Reviewed by PW Mapping	September 2020
WS-0856-13	Waivers for water comment, full off-site improvements, and drainage study in conjunction with a minor subdivision map	Approved by BCC	March 2014
MSM-600020-12	Minor subdivision map for a 2 lot single family residential development on 3.3 acres - recorded	Reviewed by PW Mapping	January 2015

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	City of Las Vegas & Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

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.

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 to provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support this request.

Waiver of Development Standards #2

A drainage study is necessary to identify the need for drainage easements within the lots being created by MSM-20-600071. The applicant states that a drainage study is not necessary because they are waiving off-site improvements. However, without a drainage study to identify the need for easements, lots can be created that will be encumbered by easements in the future, making them undevelopable. 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:

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

- Drainage study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval (subject to submitting a drainage study with any future development of the site).

APPROVALS:

PROTESTS:

APPLICANT: MARGO GAGLIANO

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE
CENTER CIRCLE, LAS VEGAS, NV 89134