

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0053-L G I HOMES-NEVADA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements within the right-of-way on 0.7 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the south side of Tropicana and the east side of Steptoe Street within Whitney. JG/tpd/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

161-27-520-063

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow non-standard improvements (riprap) within the right-of-way where not allowed per Section 30.04.08.

**LAND USE PLAN:**

WHITNEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 0.7
- Project Type: Landscaping

History & Request

The applicant was approved to construct a single family subdivision with NZC-21-0062. The approved plans depicted landscaping around the perimeter of the subdivision. Landscaping included a 6 foot wide landscape strip behind an attached sidewalk along Steptoe Street and a 15 foot wide landscape planter along Tropicana Avenue, which consisted of a 5 foot wide landscape strip, detached sidewalk, and 5 foot wide landscape strip. Now the applicant is requesting a waiver to have non-standards improvements (riprap) in the right-of-way along Tropicana Avenue. Furthermore, the applicant indicates that they will install the approved landscaping once the Tropicana Avenue Capital Improvement Project is complete.

The proposed plan depicts 542 feet of temporary riprap along the south side of Tropicana Avenue, adjacent to the approved single family subdivision. The riprap will be placed in intermittent segments along the right-of-way.

### Applicant's Justification

The applicant indicates that 542 linear feet of riprap will be installed within the public right-of-way to mitigate additional erosion. The homeowner's association will be responsible for the ongoing maintenance of the riprap.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b> |
|---------------------------|---|-----------------|-------------|
| TM-21-500017              | 100 residential and common lots   | Approved by BCC | May 2021    |
| NZC-21-0062               | Zone change, waivers of development standards, and design reviews for a single family subdivision         | Approved by BCC | May 2021    |
| VS-21-0063                | Vacated and abandoned a portion of Tropicana Avenue located between Steptoe Street and Wetlands Park Lane | Approved by BCC | May 2021    |

### **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 subdivision |
| South | Corridor Mixed-Use                                  | RS2                              | Single family subdivision |
| East  | Compact Neighborhood (up to 18 du/ac)               | RS20                             | Undeveloped               |
| West  | Business Employment                                 | IP                               | Industrial complex        |

### **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**

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**

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any riprap placed in the right-of-way. Staff can support the Waiver of Development Standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- 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 to provide contact information to Public Works for potential removal of riprap;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

- No comment.

**TAB/CAC:** Whitney - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LGI HOMES

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118