

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0316-MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements on 1.98 acres in conjunction with a proposed single-family residential development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Corbett Street and the east side of Grand Canyon Drive within Lone Mountain. AB/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

125-30-701-007; 125-30-701-010

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Grand Canyon Drive where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Corbett Street where required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.98
- Project Type: Waive off-site improvements for a proposed single-family residential development
- Number of Lots: 3
- Density (du/ac): 1.51
- Minimum/Maximum Lot Size (square feet): 23,098/39,755 (gross)/18,000/36,772 (net)

Site Plan

The plan depicts 3 proposed single-family residential lots with access via a driveway adjacent to Corbett Street (south property line) which leads north to a private street that terminates into a hammerhead design. Lot 1 is located on the southwest corner of the site and is shown as 23,098 gross square feet and 18,000 net square feet. Lot 2 is the largest lot, taking up approximately the entire northern portion of the site, and is shown as 39,755 gross square feet and 36,772 net square feet. Lot 3 is located on the southeast corner of the site shown and is shown as 23,657

gross square feet and 18,001 net square feet. The entire site will include a 6 foot high CMU block wall. The lots will contain custom homes, and there are no designs specified as of now.

#### Landscaping

A 6 foot wide landscape strip with trees and shrubs is provided along Grand Canyon Drive and Corbett Street.

#### Applicant's Justification

The applicant states there are no off-site improvements within 600 feet of the property, and that the only full off-sites in the area were provided by a nearby elementary school. The applicant also states that off-site improvements will look out of place and detract from the uniformity of the area.

#### **Surrounding Land Use**

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

#### **Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| VS-25-0317                | A vacation and abandonment for easements 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**

##### **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.

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

##### Waiver of Development Standards

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.

### **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:

- 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**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install a 5 foot concrete path along Corbett Street and Grand Canyon Drive.

#### **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, 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 (waive curb, gutter, sidewalk, and streetlights; applicant must maintain not damage during construction the asphalt pathway along Grand Canyon Drive).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MSP BIG HOUSE, LLC & MSP REAL ESTATE HOLDINGS, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET, LAS VEGAS, NV 89102