

10/03/23 PC AGENDA SHEET

LOT SIZE
(TITLE 30)

RILEY ST/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO:

WAIVER OF DEVELOPMENT STANDARDS to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the northeast corner of Riley Street and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-802-030

WAIVER OF DEVELOPMENT STANDARDS:

Reduce net lot size to 17,580 square feet where 18,000 square feet is the standard per Table 30.40-1 (a 2% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Gross Lot Size (square feet): 20,675/22,631
- Minimum/Maximum Net Lot Size (square feet): 16,300/18,395
- Project Type: Single family residential

History & Request

Parcel Map MSM 21-600048 depicts 1 lot which, after the subtraction of all easements, is below the 18,000 square foot minimum. Lot 1 has a gross lot size of 22,631 square feet; however, after subtracting the 20 foot private half street easement, 5 foot phone and power easement, 5 foot utility easement, and roadway right-of-way dedication, the net square footage is 17,580.

Lot 2 is 20,736 square feet (gross lot size) and the net square footage is 18,395 square feet. Lots 3 and 4 meet the requirements for net area due to the allowed 10% reduction for lots adjacent to collector or arterial streets. The net area of both lots are 16,300 and 17,854 square feet respectively.

Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac on the western portion of the site. The entrance to the subdivision is from Riley Street. Both Riley Street and Lone Mountain Road were dedicated by separate document after the parcel map was submitted to the Clark County Mapping Team and preliminary comments required the dedications. The total acreage of the parcel at the time of the map submittal was approximately 2.5 acres. MSM 21-600048 is currently active by extension of time. Lot 1 is located on the northwest corner of the 4 lot cul-de-sac, along Riley Street.

Landscaping

Landscaping is not a part of this request.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the reduction of lot size is appropriate since the net lot size is just short of the minimum for the requested lot (Lot 1) and the gross lot size for the lot is larger than the 20,000 square foot minimum required lot size. Approval of the reduction in lot size will not impact the building size or intent of the R-E zoning. Lot 1 is particularly impacted by the reduction requirement due to the many easements that must be taken from this lot. This is a reduction of about 2%. All the easements fall within the building setbacks and will not impact the actual building footprint for the R-E zoning. There will be no impact to the adjacent property owners.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Public Use	P-F	Mountain Crest Park

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive 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.

Staff understands that the lot reduction is due to the multiple easements located on the subject lot. However, the request to reduce lot size conflicts with the Lone Mountain Interlocal Agreement that requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. As a results, staff cannot support the waiver of development standards to reduce the lot area.

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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

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 that to inquire with 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:

APPROVALS:

PROTESTS:

APPLICANT: PABLO HERNANDEZ

CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102