

02/16/22 BCC AGENDA SHEET

SINGLE FAMILY  
RESIDENTIAL SUBDIVISION  
(TITLE 30)

ROSADA WY/KEVIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0739-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:**

**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

125-32-304-002; 125-32-304-005; 125-32-304-006

**DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade to 90 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 150% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.6
- Number of Lots: 6
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (gross square feet): 21,309/33,685
- Minimum/Maximum Lot Size (net square feet): 18,576/27,184
- Project Type: Single family residential subdivision

Site Plans

The plans depict a 6 lot single family residential subdivision. Access to the 5 northern lots is provided by a 39 foot wide private street from Kevin Way on the east side of the site. Access within the subdivision includes a "T" intersection from the main private street with a private

north/south stub street. The southwestern parcel will receive direct access from La Madre Way on the south side of the site.

### Landscaping

Landscaping along Kevin Way, north of the entrance to the subdivision, and Rosada Way includes a 6 foot wide landscape strip. Landscaping along Kevin Way, south of the entrance to the subdivision, includes an 11 foot wide landscape strip.

Due to the increased finished grade up to 90 inches, tiered retaining walls consisting of a 3.3 foot retaining wall and 2.7 foot retaining wall (6 feet total height of retaining walls) within an 11 foot landscape area will be provided along the southern portion of Kevin Way with a 6 foot high screen wall on top. A combination 6 foot high retaining wall and 6 foot high screen wall, up to a maximum of 12 feet, is allowed along the perimeter local street since a minimum 6 foot wide landscape strip is provided along Kevin Way. Also, a 3 foot high retaining wall with a 6 foot high screen wall will be provided adjacent to the existing perimeter block wall on the north and west sides of the existing single family residence at the northwest corner of Kevin Way and La Madre Way.

Trees on the landscape plan include Raywood Ash and Fan-Tex Ash; however, these tree types are no longer recommended by the updated Southern Nevada Water Authority (SNWA) and Southern Nevada Regional Planning Coalition (SNRPC) Regional Plant List. As a result, the applicant will need to revise the tree types on the landscape plan prior to the permit process for the subdivision. African Sumac trees are also provided on the landscape plan, which are on the SNWA/SNRPC Regional Plant List.

### Applicant's Justification

According to the applicant, this subdivision will include custom residential homes. As a result, no residential elevations or floor plans are included with this application. An increased finished grade up to 90 inches is necessary to protect the future residential homes from street storm flows. The largest amount of fill will be necessary on the southeast portion of the site along Kevin Way. All other aspects of the subdivision comply with Title 30 standards, and the development is compatible with the area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500211	A tentative map for a 6 lot single family subdivision is a companion item on this agenda.
VS-21-0740	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Design Review #1

The proposed single family residential subdivision complies with Title 30 standards, and it is consistent with policies in the Master Plan. For example, Policy 1.5.1 supports the protection of existing Rural Neighborhood Preservation (RNP) areas, and Policy 1.5.2 seeks to minimize conflict with in-fill development within an RNP. Here, the subdivision is consistent with the surrounding single family residential homes in the RNP area. Furthermore, the project is consistent with the minimum gross and net lot sizes in the Lone Mountain Interlocal Agreement. As a result, staff can support the request.

**Public Works - Development Review**Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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:****Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that tree types must comply with the SNWA/SNRPC Regional Plant List; 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 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

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

- No comment.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BRANDI REID

**CONTACT:** BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146