

05/03/22 PC AGENDA SHEET

GATES
(TITLE 30)

UPDATE
CRAIG RD/BONITA VISTA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0078-DESTINY HOMES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone.

Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo (For possible action)

RELATED INFORMATION:

APN:
138-05-701-059 through 138-05-701-062

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Project Type: Gate configuration

Site Plan

The site plan depicts a proposed 4 lot single family residential development with a density of 1.6 dwelling units per acre. The subject property is located on the southeast corner of Craig Road and Bonita Vista Street. Ingress/egress to the proposed development is from Bonita Vista Street via a private cul-de-sac, which is oriented east/west. Per the applicant, custom homes are the proposed design for the subject property. The applicant is proposing to relocate the gates from the previously approved location. The gates are now proposed to be located 54.5 feet from Bonita Vista Street. The call box is to be located on the southern edge of the cul-de-sac roadway and no median is proposed.

Applicant's Justification

The request is to satisfy the Fire Departments requirements for the width of travel into a gated subdivision which is requested to be a minimum of 24 feet clear. The relocation of the gates should not have a detrimental impact to traffic conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0134	Increase finished grade	Approved by BCC	April 2019
VS-19-0030	Vacated and abandoned patent easements	Approved by PC	March 2019
ET-400139-17 (WS-0642-15)	First extension of time to waive full off-site improvements	Approved by BCC	December 2017
VS-0503-16	Vacated and abandoned 33 foot wide government patent easements - expired	Approved by PC	September 2016
WS-0642-15	Full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Craig Road in conjunction with a 4 lot single family residential	Approved by BCC	November 2015
ZC-0296-01	Reclassified various parcels to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning within the Lone Mountain area	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residence & undeveloped
East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Undeveloped

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

Staff cannot support the Waiver of Development Standards for the non-standard access gate configuration. In order for guests and delivery personnel to gain access to the 4 lot cul-de-sac,

they will need to park their vehicle and get out to use the call box. County traffic engineers have reviewed the design and found that even if a queuing analysis were to be submitted, there is no way for that analysis to justify the design.

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 and compliance.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Approval (gates to open towards the cul-de-sac and keep at least 50 feet from the edge of street to the gate).

APPROVALS:

PROTESTS: 2 Cards

PLANNING COMMISSION ACTION: April 5, 2022 – HELD – To 05/03/22 – per the applicant.

APPLICANT: DESTINY HOMES LLC

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