

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0205-CRDJ NV MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** waive full off-site improvements; and **4)** allow a second driveway in conjunction with a proposed single-family residence on 1.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (NPO) Overlay.

Generally located north of Red Coach Avenue and west of Grand Canyon Drive within Lone Mountain. AB/ji/kh (For possible action)

RELATED INFORMATION:

APN:

138-06-104-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Red Coach Avenue where a 6 foot wide landscape strip is required per Section 30.04.01D.7.
2. Increase retaining wall height to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
3.
 - a. Waive full offsite improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Red Coach Avenue where required per Section 30.04.08C.
 - b. Waive full offsite improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Grand Cayon Drive where required per Section 30.04.08C.
4. Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4625 North Grand Canyon Drive
- Site Acreage: 1.98
- Project Type: Single-family residence

Site Plan

The site plan illustrates a proposed single-family residence on the southern portion of the site. A detached building containing 1 accessory living quarters and a garage, is located within the rear

yard, west of the residence. Primary vehicular access is provided from Grand Canyon Drive to the east. A second driveway is proposed for the detached building with connection to Red Coach Avenue to the south.

Landscaping

Along Grand Canyon Drive, a 6 foot wide landscaping strip is proposed with planting material in compliance with code standards. A maximum 3 foot high retaining wall with a maximum 6 foot high decorative fence on top is proposed behind the street landscaping along Grand Canyon Drive.

Along Red Coach Avenue, a retaining wall with a maximum height of 6 feet is shown on the property line. North of that retaining wall is a 6 foot wide landscape strip consisting of large trees every 30 feet with required shrubs, followed by another retaining wall which is 5 feet high at its highest point with a 6 foot high decorative fence on top. The street landscaping along Red Coach Avenue will not be counted toward the required street landscaping because the landscape strip sits as much as 5 feet above the street grade.

Applicant’s Justification

The applicant is requesting approval for a second driveway to serve the proposed accessory garage located immediately west of the primary residence. The proposed second driveway would provide storage and personal vehicles in the accessory garage. Off-site requirements are being requested to be waived.

Surrounding Land Use

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

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

Waivers 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.

Waiver of Development Standards #1

Due to the retaining wall being constructed along the property line, the required landscaping area sits approximately 5 feet above the street grade, which prevents it from functioning as required street landscaping it does not provide the intended shading, pedestrian-scale interaction, or streetscape continuity envisioned by Title 30. The retaining wall creates a hard vertical barrier, and the landscaping above it cannot be perceived as part of the street frontage. For these reasons, staff cannot support the request.

Waiver of Development Standards #2

The development code limits retaining walls to a maximum height of three feet to prevent excessive visual massing, maintain openness, and avoid abrupt grade transitions along property frontages. Alternatively, Title 30 allows tiered retaining walls for an unlimited height when a landscaped 3 foot horizontal offset is provided between each 3 feet of vertical height. The proposed retaining wall exceeds this height and would create a vertical condition that contributes to a “canyon effect,” where tall, continuous walls visually narrow the area and alter the established neighborhood character. Additionally, within the Neighborhood Protection Overlay, waivers for increased retaining wall height are strongly discouraged because taller walls intensify these impacts and create visual barriers. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request not to install off-site improvements on Red Coach Drive and Grand Canyon Drive. Full width paving, curb, and gutter allows for better traffic flow and drainage control, sidewalks on public streets provide safer pathways for pedestrians, and streetlights for better visibility.

Waiver of Development Standards #4

Staff cannot support the request to allow a secondary driveway on Red Coach Avenue. There is no reason why the applicant cannot provide sufficient space onsite with one driveway as the site is a raw parcel with multiple acres.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Right-of-way dedication to include 30 feet for Red Coach Avenue, 40 feet for Grand Canyon Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that non-standard improvements are not allowed within the right-of-way.

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 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:

APPROVALS:

PROTESTS:

APPLICANT: BRIAN HOLMAN

CONTACT: BRIAN HOLMAN, LAS VEGAS, 410 S. RAMPART BLVD, SUITE 330, LAS VEGAS, NEVADA, NV 89145