

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400070 (WS-22-0291)-NEW WEST RESIDENTIAL 2, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.

DESIGN REVIEW for a single-family residential development on 2.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-601-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 10 feet (6 foot screen wall with a 4 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.05 (an 11.1% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.27
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,110/23,248 (net)/24,518/24,549 (gross)
- Project Type: Single-family residential development

Site Plans

The approved plans depict a detached single-family residential development situated on a 2.27 acre site consisting of 4 residential lots with a density of 1.8 dwelling units per acre. The minimum and maximum gross lot sizes are 24,518 and 24,549 square feet, respectively. The minimum and maximum net lot sizes are 20,110 and 23,248 square feet, respectively. Access to the project site is granted via a 38 foot wide east/west private street connecting to La Cienega Street. The private street providing access to the development terminates into a cul-de-sac bulb. A waiver of development standards was approved to increase the height of the combination

screen wall/retaining wall height up to 10 feet along the north, south, west, and southeastern portions of the development. No elevations or floor plans were approved with the original application as the residences will be custom homes designed by the future property owners. However, cross sections submitted with the application show the finished grade will not be increased more than 36 inches.

Landscaping

No landscaping is proposed or required with this single-family residential development.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0291:

Current Planning

- 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;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0112-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are in the process of getting a drainage study (PW21-16634) approved for the site. In addition, the applicant is working to obtain the necessary permits to commence the approved project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0291	Original application for a waiver of development standards and design review for a single-family subdivision	Approved by PC	June 2022
ZC-1026-05	Reclassified 3,800 parcels from R-E to an R-E (RNP-I) Zone	Approved by BCC	October 2005

Surrounding Land Use

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

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made very little progress towards commencing the approved project (WS-22-0291). As indicated from the Department of Public Works, the applicant has made no progress with the drainage study (PW21-16634) for more than 2 years. Also, there is a minor subdivision map (MSM-21-600089) that remains active. Staff can support this extension of time since it is the first request but will not be able to support another if there is a lack of progress made towards commencement.

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:

Comprehensive Planning

- Until June 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: MICHAEL MANLEY

CONTACT: KAYLA CASSELLA, VTN, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146