

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
EGAN CREST DR/LA MANCHA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0167-USA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

RELATED INFORMATION:

APN:
126-25-801-028

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping including detached sidewalks along Egan Crest Drive where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
 - b. Eliminate street landscaping including detached sidewalks along El Campo Grande Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
 - c. Eliminate street landscaping including detached sidewalks along La Mancha Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the combined retaining wall height and screen wall to 14 feet (8 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 55% increase).
3. Reduce the street intersection off-set to 124 feet 7 inches where 125 feet is required per Chapter 30.52 (a 0.2% decrease).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 135.6 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 277% increase).

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum Lot Size (square feet): 21,567 (gross)/18,310 (net)
- Maximum Lot Size (square feet): 25,772 (gross)/21,567 (net)
- Project Type: Single family residential development

Site Plans

The plans depict a proposed 8 lot single family residential subdivision with a density of 1.6 dwelling units per acre. Access to the development is along La Mancha Avenue (alignment) which leads to a 40 foot wide private street which terminates at a cul-de-sac bulb on the northern portion of the development. The plans depict a 5 foot wide private drainage easement on the west property lines of Lots 5 and 6 (northwest portion of the site). There is an additional 5 foot wide private drainage easement along the east property lines of Lots 1 through 4 (along the east side of the subdivision). Lastly, the plans show that the minimum lot size is 21,567 square feet (gross) and 18,310 square feet (net) and the maximum lot size is 25,772 square feet (gross) and 21,567 square feet (net).

The applicant is proposing to increase the finished grade and increase the retaining wall height. The submitted cross sections depict 6 foot high CMU block screen walls along the north, east, and south property lines of the development. The proposed retaining walls vary in height from 3 feet to 8 feet high.

Site Section A shows the highest combination wall (8 foot high retaining wall/6 foot high screen wall) located on the southeast corner of Lot 1 (along La Mancha Avenue). This retaining wall decreases in height from 8 feet, to 7 feet, and ultimately down to 4 feet in a westward direction ending at the southwest corner of Lot 1. A 6 foot screen wall will remain on top. Site Section A also shows a 6 foot high retaining wall/6 foot high screen wall on the north property line of Lot 4 (along El Campo Grande Avenue).

Site Section B shows no walls are proposed along Egan Crest Drive (east property lines of Lots 5 through 8). Site Section B includes a 3 foot high retaining wall, a 5 foot wide drainage easement, and a 6 foot high retaining wall/6 foot high screen wall on the east property line of Lot 1.

Site Section C shows the applicant's request to increase finished grade to a maximum of 135 feet, 6 inches for Lot 4 where 36 inches is the maximum allowed per Code. In addition to this, there is also a 3 foot high retaining wall, a 5 foot wide drainage easement, a 6 foot high retaining wall/6 foot screen wall along the east property line of Lot 4.

Lastly, the applicant is requesting to reduce the street intersection off-set to 124 feet 7 inches for Lot 8 where 125 inches is the minimum required per Title 30.

Landscaping

The applicant is proposing to eliminate street landscaping, including detached sidewalks, along Egan Crest Drive, El Campo Grande Avenue, and La Mancha Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17. Currently, there are neither off-site improvements nor landscaping proposed around the perimeter of the subject parcel. Non-urban street standards will remain along Egan Crest Drive and El Campo Grande Avenue. The previously approved development to the south will install non-urban street standard improvements along La Mancha Avenue.

Elevations

The plans show a 1 story home product with a maximum height of 19 feet 3 inches. The exterior of the home features stucco walls with pop-outs, varying rooflines, and stone veneer to add architectural dimension.

Floor Plan

The plan includes bedrooms, bathrooms, living room areas, kitchen, and 2 to 3 car garages, and an RV garage option.

Applicant's Justification

The site was originally a 10 acre parcel, APN 126-25-801-008, and only the southern half of the parcel was previously approved for single family residential subdivision. The site has been divided into 2 separate parcels, and now the applicant is proposing to develop the northern 5 acre parcel (APN 126-25-801-028). There are currently no adjacent developments that have detached sidewalks or landscaping. The applicant is requesting to waive detached sidewalks with landscaping to maintain the rural feel of the area. The maximum wall height only happens in 1 location, at the southeast corner of the site. With the drastic slope of the site to the east retaining walls are required to meet the minimum grading for the pads. A 5 foot wide private drainage easement to be privately maintained has been added along the east property line and will convey the flow from the rear of Lots 1 through 4 to help alleviate some of the fill required to develop this property. The applicant indicates that the expanded gate entry reduces the distance between the intersection off-set by 3 inches. The intersection to intersection off-set is very close to the Code. It is only the expanded gate entry section that calculates less than Code requires.

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	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Recently approved single family residential (Egan Crest Estates)

Related Applications

Application Number	Request
TM-23-500045	A tentative map for an 8 lot subdivision 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

Comprehensive Planning

Waivers of Development Standards

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.

Waiver of Development Standards #1

The site is located within a Rural Neighborhood Preservation (RNP-I) overlay where rural street standards remain prevalent. Staff finds that providing landscaping and detached sidewalks are out of character for this neighborhood and the surrounding rights-of-way; therefore, staff supports this request.

Waiver of Development Standards #2

The applicant is requesting to increase the combined retaining wall height and screen wall height to 14 feet (8 foot retaining wall/6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Figure 30.64.050. The submitted cross sections show the unique and natural topography of the subject parcel. Increasing the finished grade to a substantial amount may warrant high retaining walls such as the applicant's request 14 feet (8 foot retaining wall/6 foot screen wall).

Site Section A shows the highest combination wall (8 foot high retaining wall/6 foot high screen wall) located on the southeast corner of Lot 1 (along La Mancha Avenue) only. The highest combination wall height does not span the entire length of the south or east property lines of Lot 1. This retaining wall decreases in height from 8 feet to 7 feet, and ultimately down to 4 feet in a westward direction ending at the southwest corner of Lot 1. A 6 foot screen wall will remain on top. Since the site slopes downward from the western half of the parcel (adjacent to Egan Crest Drive) to the eastern half of the site (Lots 1 through 4) water must flow eastward to the 5 foot wide private drainage easement along the east property lines of Lots 1 through 4. Increasing the finished grade will allow the pads for the lots to be leveled for future accessory structures such as casitas. Staff can support this request as long the increased finished grade warrants the retaining wall heights as depicted on the plans and staff recommends that the applicant apply a decorative finish to all perimeter walls.

Design Review #1

The subject parcel is located within the Lone Mountain Interlocal Agreement area and staff does not object to the proposed single family residential development. The proposed development meets the required gross and net lot size per Table 30.40-1. The plans show that only 1 lot (Lot 6) has a net lot size of 18,310 square feet where 18,000 square feet is the minimum per the Lone Mountain Interlocal Agreement. Staff finds that a similar development was previously approved to the south of the subject parcel which has a similar layout. The overall layout and the design of the residences are not out of character for this neighborhood. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection in the street intersection off-set for the distance from the private street to Egan Crest Drive. The applicant is only reducing the off-set by less than a quarter of a foot.

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:

Comprehensive Planning

- All perimeter walls shall be decorative.
- 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 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for La Mancha Avenue, and associated spandrels.
- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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: Lone Mountain - approval.

APPROVALS:

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: June 7, 2023 – HELD – To 06/21/23 – per Commissioner Miller.

APPLICANT: LIBERTY HOME LAS VEGAS, LLC

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