

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400017 (WS-20-0028)-702 CAPITAL GROUP, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/my/ng (For possible action)

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RELATED INFORMATION:

**APN:**

138-06-601-011

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow single family residential lots to face and have direct access to a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.

**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
- Project Type: Single family residential
- Number of Lots/Units: 2

Site Plans

The approved plans depict a proposed single family residential development consisting of 2 lots located on the northeast corner of Grand Canyon Drive and Stange Avenue. The request is to allow access onto a collector street, Grand Canyon Drive, for both lots. The plans depict circular driveways for both lots that will allow access from Grand Canyon Drive.

Applicant's Justification

The applicant states that project management has led to delays.

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0188	Increased finished grade	Approved by BCC	July 2023
ET-22-400126 (WS-20-0028)	Extension of time to allow single family residential lots to face and have direct access to a collector street where not permitted	Approved by PC	January 2023
WS-20-0028	Waiver to allow single family residential lots to face and have direct access to a collector street where not permitted	Approved by PC	March 2020

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	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 been making progress through the submittal of a drainage study, an early grading permit, and an off-sites permit. Therefore, staff can support the request.

#### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

#### 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 March 3, 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; 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:** Lone Mountain - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** BRIAN MINTER

**CONTACT:** BRIAN MINTER, 702 CAPITAL GROUP, 429 COLORFUL RAIN AVENUE, NORTH LAS VEGAS, NV 89031