

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

FORT APACHE RD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0358-RODRIGUEZ, MANUEL & ELVA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** wall height; **3)** street intersection off-set; **4)** street width; and **5)** off-site improvements.

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 northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

138-05-203-013; 138-05-203-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Permit an alternative landscaping along Fort Apache Road where a 15 foot wide landscape area is required behind an existing attached sidewalk per Section 30.64.030.
- b. Permit an alternative landscaping along Craig Road and Dapple Gray Road where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
2. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where a maximum 9 foot high wall (6 foot screen wall with a 3 foot retaining wall) is permitted per Chapter 30.64 (an 83.3% increase).
3. Reduce street intersection off-set to 119 feet where a minimum of 125 feet is required per Section 30.52.52 (a 4.8% reduction).
4. Reduce the width of a private street to 39 feet where a minimum of 40 feet is required per Uniform Standard Drawing 212 (a 2.5% reduction).
5. Waive off-site improvements (curbs, gutters, sidewalks, streetlights, full width paving) where required per Sections 30.52.040 and 30.52.50.

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 68.6% increase).

LAND USE PLAN:

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

BACKGROUND:**Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Net Minimum/Maximum Lot Size (square feet): 16,982/18,009
- Gross Minimum/Maximum Lot Size (square feet): 20,002/23,177
- Project Type: Single family residential development for custom homes

Site Plan

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The development has frontage along Fort Apache Road, Craig Road, and Dapple Gray Road; however, none of the proposed lots will take direct access from these streets. Access to the development will be from a private cul-de-sac that intersects with Dapple Gray Road that will be 39 feet in width with no sidewalks. The plans show that 5 of the proposed lots are adjacent to Craig Road and/or Fort Apache Road, which are collector and arterial streets. These 5 lots will have net lot areas between 16,982 square feet and 17,826 square feet, which is allowed per Table 30.40-1 since the lots are adjacent to collector and arterial streets. The request for increased finished grade is for 3 lots adjacent to Craig Road in the southwestern portion of the site. The applicant will provide the minimum width of pavement for the streets but is requesting to waive all other off-site improvements to develop the site with rural street standards. The waiver for the increased retaining wall height is to the area located along the north property line. The waiver for reduced street intersection off-set is for the entrance to the development to Craig Road. The development is for custom homes, so no floor plans or elevations were submitted for this application.

Landscaping

The plan depicts 6 foot wide landscape areas adjacent to the public streets and the north and south sides of the entrance to the development will consists of trees, shrubs, and groundcover.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with the existing and planned land uses in the area. The requests for waivers for off-site improvements and to allow alternative street landscaping will allow the project to develop with rural street standards, which will match the existing developments in the area creating a uniform streetscape. The increases in finished grade and retaining wall height will allow the site to maintain adequate drainage based on the established grade for existing improvements adjacent to the site. The requests to reduce the width of the private street and reduce the street intersection off-set are minor deviations from the required standards and traffic generated from this development will

have minimum impacts on the public rights-of-way. Similar requests have been approved for other developments in the County and will not have a negative impact on adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
VS-23-0359	A request for a vacation and abandonment of easements is a companion item on this agenda.
TM-23-500079	A tentative map for a single family residential 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 landscaping proposed by the applicant matches landscaping provided for the existing single family residential development to the south along Craig Road and for another single family residential development farther north along Fort Apache Road. The applicant's proposed landscaping is more intense than what has been provided for other older residential developments abutting this site. Staff finds the landscaping proposed by the applicant is

consistent and compatible with existing developments in this area and will provide for a more uniform streetscape. Therefore, staff supports this request.

Waiver of Development Standards #2

The existing topography of the site may be a unique or special circumstance to warrant approval of the request to increase the heights of retaining walls. Additionally, the design constraints to match established grades for existing improvements in this area can limit options to provide and maintain adequate drainage for the development. Therefore, staff can support this request.

Design Review #1

The proposed development is for custom homes which is similar to several of the existing single family residential developments in the area. The layout of the development with access from a local street is also similar to other developments in the area. The proposed lots are of comparable size to the adjacent developments. Therefore, staff can support the design review for the project.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for the distance from Mountain Sage Court to Craig Road. The landscape buffer adjacent to the entry street visibility will be improved for those entering the site.

Waiver of Development Standards #4

Staff has no objection to the reduction of street width for the private street Mountain Sage Court. The applicant is only reducing the width by 1 foot.

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements on Craig Road.

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 of waivers of development standards #1 through #4 and the design reviews; denial of waiver of development standards #5.

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 final zoning inspection.
- 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;
- Right-of-way dedication to include 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Clark County Fire Prevention approval of reduced street width.
- 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 (increase 24 inch box trees to 20 feet on center).

APPROVALS:

PROTESTS:

APPLICANT: HORIZONTE HOMES, LLC

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