

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

CIMARRON RD/HICKAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0658-LOS PRADOS NV MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; **3)** allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and **4)** full off-site improvements.

DESIGN REVIEWS for the following: **1)** single family subdivision; and **2)** finished grade on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Cimarron Road and Hickam Avenue within Lone Mountain. RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-705-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate sidewalk and allow alternative street landscaping along Cimarron Road where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- b. Eliminate sidewalk and allow alternative street landscaping along Hickam Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the retaining wall height to 4 feet where a maximum of 3 feet is permitted per Section 30.64.050 (a 33% increase).
3. Allow direct access and frontage to a collector street (Cimarron Road) for a proposed single family residential lot where not permitted per Section 30.56.080.
4. Waive full off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving) where required per Chapter 30.52.040.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 5 feet where a maximum of 36 inches is the standard per Section 30.32.040 (a 66% 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: 2.1
- Number of Lots: 4
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,401/30,541 (gross)/19,614/29,741 (net)
- Project Type: Single family development
- Number of Stories: Custom homes
- Building Height (feet): Custom homes
- Square Feet: Custom homes
- Parking Required/Provided: 8/8

Site Plan

The plan depicts a 2.1 acre parcel that is proposed to be developed as a 4 lot subdivision with 3 lots accessing Hickam Avenue and 1 lot accessing Cimarron Road, a collector street. The proposed development complies with the Lone Mountain Interlocal Agreement. A 6 foot high block wall with a 7 foot high gate was approved with WS-0413-16 to allow a block wall and gate prior to the principal structure and built on the property. A Hickam Avenue access gate is located approximately 200 feet east of Cimarron Road. The applicant owns the property to the north of this subdivision with a gate located at the midpoint of the wall on the north property line. Lot 4 has sole access from Cimarron Road, a collector street, requiring approval of a waiver for access. A maximum 4 foot high retaining wall will be located on Lot 4 at the north property line. A screen wall will not exceed 6 feet at the north property line.

Landscaping

The plans depict 6 feet of landscaping adjacent to Cimarron Road on the west side of Lot 3. Landscaping is not proposed along the remaining frontage on Cimarron Road or Hickam Avenue.

Elevations

The applicant is proposing custom homes. No elevations were submitted with the plans.

Floor Plans

The applicant is proposing custom homes. No floor plans were submitted with the plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to develop a 4 lot subdivision at the northeast corner of Cimarron Road and Hickam Avenue on 2.1 acres. Three of the 4 lots will have direct access to Hickam Avenue, with the fourth lot having direct access to Cimarron Road, a collector street. The proposed density is 1.9 dwelling units per acre for future construction of custom homes. The minimum net lot size is depicted as 19,614 square feet, meeting the minimum requirements of the Lone Mountain Interlocal Agreement. Landscaping is provided on the west side of Lot 3 adjacent to Cimarron Road. Lot 4 has direct access from Cimarron Road with no landscaping provided. Lots 1, 2, and 3 have direct access from Hickam Avenue and no landscaping adjacent to Hickam Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0413-16	Allowed block wall and gate prior to development	Approved by PC	August 2016
ZC-0296-01	Reclassified various parcels to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	R-1	Single family subdivision

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.

Wavier of Development Standards #1

W. Wayne Bunker Family Park is located less than 1 mile from this property and is a potential destination for pedestrians using Hickam Avenue or Cimarron Road. Pedestrian access and sidewalks are an important part of the built environment along collector streets and provide a safe place for pedestrian movement. Master Plan Policy LM-2.3, City Services and Amenities, supports connectivity from unincorporated areas to City of Las Vegas Parks, and public

facilities. A wall was constructed along Cimarron Road and Hickam Avenue as a result of the approval of WS-0413-16. WS-0413-16 required large trees be planted every 30 feet inside the wall. The trees were never planted after the wall was constructed. A 6 foot wide landscape strip with trees is required to provide a visual buffer from expanses of block walls. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The proposed 4 foot high retaining wall at the north property line of the development will not create a significant increase above the 3 feet normally allowed during development. A combination of a 6 foot high screen wall and retaining wall would be approximately 10 feet in height. However, because staff cannot support the other waivers and design of the site, staff cannot support this request.

Waiver of Development Standards #3

Direct access to a collector street will require a half circle driveway for added safety and to ensure that no vehicles back out onto Cimarron Road. Direct access to a collector street creates a hazardous condition for the traveling public on Cimarron Road and for those accessing and leaving the subject site. Therefore, staff cannot support this request.

Design Review #1

The design of the 4 lot subdivision meets the density requirements of Title 30 and the Lone Mountain Interlocal Agreement for lot size and compatibility with the surrounding RNP residential areas. However, with direct access to a collector street and insufficient landscaping, staff cannot support the design review for the 4 lot subdivision.

Public Works - Development Review

Waiver of Development Standards #4

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. Furthermore, there is curb and gutter along Hickam Avenue just east of Valadez Street. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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. However, since staff cannot support waiver of development standards #4, staff cannot support this design review.

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:

- Applicant is advised that this application waives the condition of landscaping per WS-0413-16; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

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: HORIZONTE HOME, LLC

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