

LANDSCAPING & INCREASE FINISHED GRADE
(TITLE 30)

ANN RD/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0650-B & F & SONS 1, LLP:

WAIVER OF DEVELOPMENT STANDARDS for landscaping.

DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

RELATED INFORMATION:

APN:

125-30-806-009

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate required landscaping for lots with rear yards adjacent to Tee Pee Lane per Figure 30.64-5 or Figure 30.64-6.
 - b. Eliminate required landscaping for lots with rear yards adjacent to La Mancha Avenue per Figure 30.64-5 or Figure 30.64-6.
 - c. Eliminate required landscaping for lots with side or rear yards adjacent to Ann Road per Figure 30.64-5 or Figure 30.64-6.

DESIGN REVIEWS:

1. A single family residential subdivision.
2. Increase finished grade up to 42 inches (3.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4
- Number of Lots: 8
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,782/22,135 (gross)/18,009/19,773 (net)

- Project Type: Landscaping and increase finished grade

Site Plan

The site plan depicts a proposed single family residential subdivision with 8 lots for custom single family residences. Access to the subdivision is along the north property line adjacent to La Mancha Avenue. The proposed subdivision includes a 40 foot wide private street which runs north to south and 4 lots are located on the east and west sides of the private street. The minimum net lot size is 18,009 square feet and the maximum net lot size is 19,773 square feet. In between Lots 5 and 6 is a 15 foot wide City of Las Vegas sewer and private drainage easement to be privately maintained. Lastly, the applicant is proposing a 6 foot high CMU block wall along the north, east, and south property lines of the entire subdivision. An existing block wall is located along the west property line. The applicant is requesting to increase the finished grade on the southern portion of Lot 5 to a maximum of 42 inches where 18 inches is the maximum allowed per Title 30.

Landscaping

The applicant is requesting to eliminate required landscaping adjacent to La Mancha Avenue (northernmost property line), Ann Road (southernmost property line), and adjacent to Tee Pee Lane (easternmost property line). Landscaping is required within the perimeter of the lots adjacent to local streets (rear yard only) per Table 30.64-1 (Figure 30.64-5 or Figure 30.64-6). In addition, the applicant is requesting to eliminate required landscaping for lots with side or rear yards adjacent to Ann Road (arterial street) per Table 30.64-1 (Figure 30.64-5 or Figure 30.64-6).

Applicant's Justification

Per the submitted justification letter, eliminating landscaping adjacent to La Mancha Avenue, Tee Pee Lane, and Ann Road will preserve rural street characteristics within the RNP-I. A review of the neighboring properties shows that exterior landscaping has not been included within the immediate area; therefore, the request to eliminate landscaping is appropriate. In addition, due to the current topography of the site, lots adjacent to Tee Pee Lane (Lots 5 to 8) will exceed the increase finished grade to a maximum 3 feet, and lot 5 will be at a maximum of 3.5 feet (42 inches). The applicant is proposing custom homes for this proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to 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, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
VS-21-0651	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-21-500181	A tentative map for 8 single family residential lots 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**Current Planning**Waiver 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.

Staff finds that eliminating street landscaping adjacent to Ann Road, La Mancha Avenue, and Tee Pee Lane is not out of character for the neighborhoods within Lone Mountain. However, since staff does not support the companion tentative map, staff also cannot support this request.

Design Review #1

Staff finds that although the applicant is proposing custom homes for the development, staff cannot support this request since staff does not support the waiver of development standards and the companion tentative map (TM-21-500181).

Public Works - Development ReviewDesign 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 Planning is

recommending denial of the tentative map in its entirety, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- Full off-site improvements for Ann Road;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Ann Road improvement project.
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 125-30-806-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid

Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 that for any sanitary sewer needs, applicant is 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: B & F & SONS 1, LLP

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