

STREETLIGHTS
(TITLE 30)

PARK ST/RAVEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0244-DR HORTON, INC:

WAIVER OF DEVELOPMENT STANDARDS to remove streetlights on a portion of a previously approved subdivision on 0.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Park Street and the north side of Raven Avenue within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-514-110 through 176-19-514-112

WAIVER OF DEVELOPMENT STANDARDS:
Remove streetlights on Lots 110 through 112 (along Park Street) where streetlights per Chapter 30.52 is required.

LAND USE PLAN:
ENTERPRISE - OPEN LANDS

BACKGROUND:
Project Description
General Summary

- Site Address: 8976 Park Street, 8986 Park Street, and 8996 Park Street
- Site Acreage: 0.8
- Number of Lots: 3
- Project Type: Remove streetlights on Park Street

Site Plans

The plans depict 3 single family residential lots fronting onto Park Street located on the westerly side of a developing residential subdivision. The previously approved subdivision consists of 112 single family lots and 5 common area lots. The request is to remove the existing streetlights and pedestals along Park Street and Raven Avenue for Lots 110, 111, and 112. There are no proposed changes to the approved streets, street widths, subdivision layout, or the street landscaping.

Applicant's Justification

The applicant indicates that the request is to conform to requests by the neighboring subdivision to conform to the existing neighborhood to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
EA-21-900103	Early addressing for the subdivision	Approved by ZA	March 2021
AV-20-900534	Reduced lot size	Approved by ZA	November 2020
DA-20-900283	Development Agreement	Approved by BCC	August 2020
TM-20-5000030	112 single family residential lots	Approved by BCC	May 2020
NZC-20-0108	Reclassified 15.7 acres from R-E to R-2 zoning	Approved by BCC	May 2020

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)	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2	Single family residential
East	Open Lands	R-E & C-2	Single family residential (within the same subdivision)
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

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.

Public Works - Development Review

Staff cannot support the request to remove the streetlights and the service pedestal on Park Street. Streetlights not only provide safety for motorists and pedestrians, but they assist in improving security.

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:**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 2 years of approval date or it will expire.

Public Works - Development Review

- If the County has accepted the streetlights and service pedestal for maintenance, then coordinate with Public Works - Traffic Management to return any County assets to Public Works;
- The conduit and pull boxes shall remain in place.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ELIZABETH ENGLISH

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