

01/17/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/STANGE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400126 (WS-20-0028)-702 CAPITAL GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST 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 R-E (Rural Estates Residential) (RNP-I) Zone.

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

RELATED INFORMATION:

APN:

138-06-601-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow single family residential lots to face and to 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
- Number of Lots/Units: 2
- Project Type: Single family residential

Site Plans

The previously approved plans depict a proposed single family residential development consisting of 2 lots located on the corner of Grand Canyon Drive and Stange Avenue. The applicant is proposing to subdivide the existing lot into 2 lots and has submitted an application for a Minor Subdivision Map (MSM-19-600099). The request is to allow for access onto a collector street (Grand Canyon Drive) for both lots. The plans depict a circular driveway for both lots that will allow access from Grand Canyon Drive.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0028:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Grand Canyon Drive, 30 feet for Stange Avenue, and associated spandrel.

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 the applicant is advised to inquire with 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, or contact the Southern Nevada Health District with regard to a septic system.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Covid-19 affected their ability to keep up with the building process. The applicant has also stated that they have been working with various other departments within Clark County to obtain the relevant permits for the construction of the single family detached dwelling. The applicant is requesting this extension of time to be approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0028	Waiver to allow access to a collector street for two single family detached dwellings	Approved by PC	March 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant states that they have been diligently working with other departments in order to obtain the necessary approvals. A minor subdivision map has been submitted and a drainage study has been approved. Therefore, staff can support this extension of time.

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:**Current Planning**

- Until March 3, 2024 to commence.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: 702 LOGISTICS, LLC

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