

ACCESS GATE
(TITLE 30)

TECO AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0106-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify driveway geometric design standards; and **2)** access gate setback.

DESIGN REVIEW for an access gate in conjunction with a 4 lot single family residential subdivision on 1.8 acres in a R-E (Rural Estate Residential) (AE-60 & AE-65) Zone in the CMA Design Overlay District.

Generally located on the south side of Teco Avenue and west side of Lindell Road within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-077 through 163-36-401-080

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the driveway throat depth to 16 feet where 50 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
 - b. Allow an access gate island length to be 9 feet where 20 feet is the minimum required per Uniform Standard Drawing 222.1 (a 55% reduction).
 - c. Allow an access gate island width to be 3 feet where 4 feet is the minimum per Uniform Standard Drawing 222.1 (a 25% reduction).
2. Reduce an access gate setback from the lip of gutter of Teco Avenue to 45 feet where 50 feet is required per Section 30.64.020 (a 10% reduction).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5545 Teco Avenue
- Site Acreage: 1.8
- Number of Lots: 4
- Project Type: Access gate for a single family residential subdivision

Site Plan

The plan depicts a 4 lot single family residential subdivision that was created in July 2022 by a parcel map. The private road access is shown from Teco Avenue, approximately 100 feet west of Lindell Road. The plan shows a new gated access 45 feet south of Teco Avenue. The proposed access gate is consisting of dual swinging gates for the ingress and egress lanes. The ingress gates swing inward towards the cul-de-sac and the egress gates swing outward towards Teco Avenue. The access gate does not meet the throat depth, median island width, or median island length required per Uniform Standard Drawing 222.1. It also does not meet the required setback from the lip of gutter at Teco Avenue per Section 30.64.020.

Landscaping

Landscaping is not impacted by the proposed gate location.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting multiple waivers related to the addition of security gates at the private street entrance. The 4 lots are being developed with custom homes accessed from Teco Avenue just west of Lindell Road. The applicant states due to the small number of lots in this subdivision, anticipated traffic counts, and previous acceptance of similar reductions in the surrounding area, the reduction will not adversely affect traffic or residents.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0155	Vacated and abandoned easements	Approved by PC	May 2022
WS-21-0015	Single family residential subdivision with waivers and design reviews	Approved by BCC	August 2021

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	Neighborhood Commercial	R-E	Undeveloped

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 #2 & Design Review

This subdivision has adequate space to meet Title 30 requirements for an access gate. The setback requirement for the gates to the edge of road are intended to eliminate impacts related to vehicles access. The proposed development is not consistent with the applicable Master Plan, Title 30, plans and policies of the County with regard to access gates for subdivisions. Staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the waiver for the modified security gate geometrics. The reduction in throat depth to 16.25 feet does not allow for even 1 car to queue without encroaching into the right-of-way. The reduction in median island width and length, combined with the reduction in throat depth, will cause conflicts as vehicles that cannot get through the gate will stack in the right-of-way. Staff finds that the minimum standards can be met with minor modifications to the site.

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 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

- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

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; 503.2.1.1 parallel parking permitted on both sides; where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L curbs, 38 feet (11,852 mm) from back of curb to back of curb for R curbs, and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: ANDREI MALANCA

CONTACT: ANDREI MALANCA, 5547 SPRUCE HILL CT., LAS VEGAS, NV 89148