

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

JONES BLVD/BRENT LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0558-BUILDINGNV, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** waive partial off-site improvements (sidewalk and streetlights); **3)** reduce the width of right-of-way dedication; and **4)** reduce street intersection off-set.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increased finished grade on 10.0 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-604-004; 125-11-604-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the net lot area for 7 lots to a minimum of 14,894 square feet where a minimum of 16,200 square feet is required for lots adjacent to an arterial/collector street per Table 30.40-1 (an 8% reduction).
- b. Reduce the gross lot area for 18 lots to a minimum of 16,914 square feet where a minimum of 20,000 square feet is required for lots adjacent to an arterial/collector street per Table 30.40-1 (a 16% reduction).
2. Waive partial off-site improvements (sidewalk and streetlights) along Brent Lane and Guy Avenue adjacent to APN #: 125-11-604-005 where required per Chapter 30.52.
3. Reduce the width of a public right-of-way (Lutts Street and Guy Avenue) to 48 feet where 60 feet is required per Section 30.52.030(d) (a 20% reduction).
4. Reduce street intersection off-set to 50 feet where 125 feet is required per Section 30.52.052 (an 60% reduction).

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 36 inches where 18 inches is the standard per Chapter 30.32.040 (a 100% increase).

**LAND USE PLAN:**

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

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

**BACKGROUND:****Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 20
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 16,914/20,200 (gross)/14,894/18,022 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,880 to 5,635

Site Plans

The plans depict a proposed single family residential development consisting of 20 lots on 10 acres for a density of 2.0 dwelling units per acre. The majority of the lots have access from an internal street that connects Jones Boulevard to the east. The private street is 39 feet wide and does not include sidewalks. The lots not served by the private street front directly onto Lutts Street to the west. Access to the subdivision will be controlled by an access gate. The increased finished grade will generally be along the east property line.

Landscaping

The plans depict 10 foot wide street landscaping along Jones Boulevard and a portion of Brent Lane and Guy Avenue where the side yards of those lots take access internally. The perimeter of the residential subdivision will be provided 6 foot decorative masonry walls.

Elevations

The plans depict 1 story homes, up to 22 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 3,880 square feet to 5,635 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms, game rooms, and other options.

Applicant's Justification

The applicant indicates the reduction in lot size is due to the site having street dedication on all 4 sides of the project. These constraints cause the lots to be smaller in both net and gross lot area. Furthermore, this development has been designed to meet minimum requirements for private roadway width and proper turnaround radius for the cul-de-sac bulbs.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-19-0093	Reduced gross lot area to 18,000 square feet for 10 lots on a portion of this site (APN 125-11-604-004)	Approved by BCC	March 2019
TM-19-500030	10 single family residential lots on 5 acres	Approved by BCC	March 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
North, East, & South	City of Las Vegas	RPD-2 & 3	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-20-0559	A request to vacate and abandon a portion of right-of-way is a companion item on this agenda.
TM-20-500196	A tentative map consisting of 20 lots on 10 acres 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**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 #1 & Design Review #1

Per the Lone Mountain Specific Policy from the Comprehensive Master Plan, in an area designated RNP, a minimum gross lot size of 20,000 square feet and a net lot size of 18,500 square feet or larger is encouraged when lot size variation is needed to subdivide a parcel larger than 0.5 acres. The applicant has the opportunity to redesign the overall site in order to accommodate the street dedication requirements that are necessary without reducing the lot size. In addition, any reduction to the net lot size is not in compliance with the Lone Mountain Interlocal Agreement that requires lots in this area to maintain a minimum buildable area of at

least 18,000 square feet with a goal of at least 18,500 square feet, and staff finds the request to be a self-imposed hardship; therefore, staff cannot support this request.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the request to not install sidewalks and streetlights on Brent Lane and Guy Avenue on the eastern half of the project. The west half of the project is in the RNP-I Overlay District, so non-urban street standards automatically apply. Eliminating the requirement for sidewalks and streetlights on the east half of the project will allow this development to have similar improvements to what exists in the surrounding area.

#### Waiver of Development Standards #3

Staff has no objection to the request to reduce Lutts Street and Guy Avenue to 48 foot wide rights-of-way. These are short street segments that will serve the project site and one other parcel.

#### Waiver of Development Standards #4

Staff cannot support the request to reduce the street intersection off-set between the proposed entry street and Chestnut Run Avenue. As designed, left turn movements from this proposed subdivision and from the subdivision on the east side of Jones Boulevard will create unnecessary conflicts that present a safety hazard.

#### Design Review #2

This design review represents the maximum grade difference along 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.

### **Staff Recommendation**

Approval of waivers of development standards #2, #3 and design review #2; denial of waivers of development standards #1, #4, and design review #1.

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 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 Jones Boulevard;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the 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.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BUILDINGNV, LLC

**CONTACT:** PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE, STE L-1, LAS VEGAS, NV 89118