

WALL HEIGHT
(TITLE 30)

TOMSIK ST/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0201-HAMILTON, BERNARD JR.:

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

DESIGN REVIEWS for the following: **1)** finished grade; and **2)** single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

176-16-201-004; 176-16-201-059 through 176-16-201-060

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a block wall to 12 feet (6 foot screen wall and 6 foot retaining) where a maximum height of 9 feet (6 foot screen wall and 3 foot retaining) is allowed per Section 30.64-050 (a 33% increase).

DESIGN REVIEWS:

1. Increase finished grade up to 6 feet 6 inches (78 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 333% increase).
2. Single family residential subdivision.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.1
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,677/21,793 (net)

- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,638 to 4,260

Site Plans

The submitted plans depict a 9 lot single family residential development on 5.1 acres for a density of 1.8 units per acre. The minimum net lot size is 18,677 square feet and the maximum is 21,793 square feet. Three of the lots front directly onto Camero Avenue and the other 6 lots will be accessed from a 39 foot wide private street from Tomsik Street. Walls up to 12 feet high are located along the southwest and northwest portions of the subdivision (Lot 1 and Lot 7).

Landscaping

A 6 foot wide landscape planter is provided along Tomsik Street with a 6 foot tall decorative screen wall. No sidewalks are provided along Tomsik Street as the roadway will be developed to rural street standards.

Elevations

Three distinct elevation options are offered for each of the 4 single story home floor plans. Exterior elements will include pitched tile roofs, stucco exteriors with stone veneer.

Floor Plans

The proposed homes range in size from 3,638 square feet to 4,260 square feet and are composed of typical room types within this size of home.

Applicant's Justification

The applicant states that the increase in wall height is needed because there is approximately 9 feet of fall from north to south across the site. In addition, because of the natural wash that runs from east to west the increase in finished grade is needed. The applicant indicates that these 2 requests should have little to no impact on adjacent properties.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--------------------------------|-----------------|--------------|
| ZC-1026-05 | Zone change to add RNP overlay | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---|------------------------|---------------------------|
| North, South, & West | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I) | Undeveloped |
| East | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I) | Single family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| VS-21-0200 | A vacation and abandonment of easements and right-of-way is a companion item on this agenda. |
| TM-21-500049 | A tentative map for a 9 lot single family subdivision 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.

The request is to increase the height of a retaining wall and screen wall (6 feet retaining wall and 6 foot screen wall) within the development in order to provide for additional increased grade. Staff finds that the proposed retaining and screen wall height increase will have minimal impact on adjacent residential properties; therefore, staff can support this request.

Design Review #2

The proposed subdivision layout is compatible with the surrounding land uses and is in compliance with Code requirements related to lot size and design. The elevations incorporate architectural elements and color and are aesthetically pleasing. Therefore, staff supports the design review.

Public Works - Development ReviewDesign Review #1

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.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall provide a 20 foot wide access easement for the Flood Channel on APN: 176-16-196-001, with said easement to automatically terminate upon the recordation of a vacation for said APN.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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