09/21/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL (TITLE 30) FARM RD/SISK RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:
125-14-302-008

WAIVER OF DEVELOPMENT STANDARDS:
Allow access to a collector street (Farm Road) where not permitted per Section 30.56.080 (f).

LAND USE PLAN:
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Single family residence with private stables

Site Plan
The site plan depicts a single family residential home, casita, and private stables with accessory agricultural structures, corrals, and hay storage. The proposed access will be from a primary driveway accessing the single family home on the south side of Sisk Road. The applicant is proposing a one-way road from the northwest corner of the property at Farm Road and exiting on Sisk Road at the eastern midpoint of the property. The proposed 16 foot wide access driveway on the south side of a collector street (Farm Road) approximately 270 feet west of Sisk Road is not permitted and requires a waiver.

Landscaping
Landscaping is not a part of this request.

Signage
Signage is not a part of this request.

Applicant's Justification
The applicant is proposing to develop 4.7 acres as a private residential equestrian estate that will include an 8,155 square foot single story residential home, 1,170 square foot casita, 6,000 square foot, 13 stall equestrian housing, turnout pastures, tack room, grooming bays, 100 foot by 220 foot riding arena with shade structure, 1,575 square foot hay storage structure, and a 400 square foot well house. The equestrian area will be for private use and includes a proposed driveway entrance from a collector road (Farm Road) that requires the waiver. A single driveway will access the single family home from Sisk Road about 150 feet north of the south property line. A one-way driveway will provide through access to the equestrian areas, including access to the casita, and exiting onto Sisk Road at the middle of the property. The property has many mature trees and will include additional trees identified on the site plan.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0014-11	Increase cul-de-sac length (Sisk Road)	Approved by PC	March 2011
WS-1247-06	Increased height of accessory structure - expired	Approved by PC	October 2006
UC-1461-04	Accessory structures including horse barn, shade covers, and riding arena - expired	Approved by PC	September 2004
WS-1742-04	Waived public water requirement	Approved by PC	December 2004

Surrounding Land Use

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

more than adequate space for two-way access from Sisk Road. Having ingress and egress access from Sisk Road at the casita will limit the need for one-way access to the casita. Site access from Farm Road negatively impacts the roadway and traveling public since it is only 2 lanes and there is no deceleration lane for the proposed driveway. The applicant has not sufficiently addressed the reason a one-way road is needed and why Sisk Road access is not adequate for private use.

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 Comprehensive 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

- No comment.

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 that for any sanitary sewer needs contact 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.

TAB/CAC: Lone Mountain - approval.
APPROVALS:
PROTESTS:

APPLICANT: JAMI TEER-MURPHY
CONTACT: PURVIS ARCHITECTS, 2545 QUAIL WOOD CT., HENDERSON, NV 89074