

10/19/21 PC AGENDA SHEET

ALTERNATIVE YARDS
(TITLE 30)

ANN RD/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0461-PLASTER DEVELOPMENT COMPANY INC:

WAIVER OF DEVELOPMENT STANDARDS for alternative yards.

DESIGN REVIEW for a single family development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Juliano Road and the north side of Ann Road within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

125-29-806-011 through 125-29-806-014

WAIVER OF DEVELOPMENT STANDARDS:

Allow alternative yards where Figure 30.56-6 is required for irregular lots.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5610, 5620, 5630, 5640 N. Juliano Road
- Site Acreage: 2.2
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Alternative yards
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,565 to 4,000

Site Plans

The plans show a 4 lot single family residential subdivision with a cul-du-sac bulb. Lot 1 and Lot 4 are proposed to have the front, garage, and front door face Lot 2 and Lot 3 (east), instead of towards the street as depicted in Figure 30.56-6.

Elevations

The plans depict 2 models. Both models incorporate a stone veneer with stucco exterior and a tile roof. The overall height of the proposed 1 story homes is 22 feet.

Floor Plans

The plans show 2 models ranging from 3,565 square feet to 4,000 square feet. Each model includes an attached accessory apartment that meets Table 30.44-1.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed waiver of development standards is requested to meet the setbacks on the lot.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0927-17	Single family residential development with access onto an arterial street and waiver of off-site improvements - expired	Approved by BCC	January 2018
VS-0928-17	Vacated and abandoned patent easements	Approved by BCC	January 2017
ZC-0296-01	Established the RNP-I Overlay District within the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

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

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 & Design Review

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.

Staff reviews waiver requests to ensure compatibility with existing development in the area. Yards and setbacks help to preserve separations and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The change in orientation appears not to be common in the area; however, all of the setbacks and separations are maintained. The change in orientation of the homes on Lots 1 and 4 would allow for the proposed attached accessory apartments shown on the plans to meet Table 30.44-1 requirements without negatively impacting the area. The proposed change in yard orientation would not have a negative impact on the area and the design of the homes are in keeping with the area; therefore, staff can support the waiver of development standards and the design review.

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 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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, to 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: GREYSTONE NEVADA LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118