

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ELDORA AVE/PIONEER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced net lot area; **2)** increased wall height; **3)** increase driveway width; and **4)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** a proposed 10 lot single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-10-106-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area to 15,370 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 15% reduction).
2. Increase block wall heights to 12 feet (6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is allowed per Section 30.64.050 (a 33% increase).
3. Increase private driveway width to 38 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 36% increase).
4. Reduce street intersection off-set to 117 feet where a minimum of 125 feet is required per Chapter 30.52 (a 7% reduction).

DESIGN REVIEWS:

1. A proposed 10 lot single family residential development.
2. Increase finished grade up to 84 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 366% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 10
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 20,000/20,079 (gross); 15,370/18,494 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 22
- Square Feet: 3,599/4,150

Site Plans

The plans depict a proposed single family residential development consisting of 10 lots on 5 acres for a density of 2 dwelling units per acre. All the lots will have access from a private cul-de-sac that connects to Eldora Avenue to the south. The private street is 37 feet wide and does not include sidewalks. Access to the subdivision will be controlled by an access gate. Cross sections submitted with this request indicate pad sites for some of the proposed residences will require the finished grade to be increased by a maximum of 7 feet (84 inches) above the finished grade of the adjacent properties. The maximum grade difference of 84 inches occurs along the east boundary. The reduction in street intersection off-set occurs on Eldora Avenue between the entry street of the subdivision and Pioneer Way.

Landscaping

Street landscaping consists of a 6 foot wide landscape area with an attached sidewalk along Laredo Street to the north and Eldora Avenue to the south. The landscape areas are depicted as easements and a part of the overall lot sizes. The applicant is also requesting increased block wall heights along portions of the east property line, up to a height of 12 feet.

Elevations

This development will offer 1 story homes with a maximum height of up to 22 feet. The elevations reveal stucco finished walls with decorative accents, window enhancements, and concrete tile roofs. There are a total of 5 models with 3 distinct elevation plans.

Floor Plans

The subject models range in size from 3,599 square feet to 4,150 square feet. Each model is anticipated to have different options and have 3 and 4 car garages.

Applicant's Justification

This property had a previously approved tentative map (TM-0025-16) and final map (NFM-0147-16), which have both expired. Civil plans for this site were approved and partially constructed (HTE#16-25417). They are submitting a new tentative map which closely approximates the prior tentative map, so the property can be officially subdivided matching the approved and partial constructed civil improvement plans. The final map was not recorded due to an ownership issue on the recorded reversionary map (RM-0179-08); therefore, the assessor's

office never recognized the reversionary map and the property still has assessor's parcel numbers reflected on the original final map (NFM-0499-05). Through a discussion with the mapping team, it was determined a certificate of amendment can be completed on the reversionary map to correct the ownership issue and the assessor's office will work the reversionary map to remove the property lines. It is the developer's intent to record a new final map on this property, matching the property lines on the approved civil plans. To allow for unimpeded vehicular ingress and egress for homes with 3 or more garages, a waiver of driveway widths is being requested to allow driveway widths to exceed the 28 foot maximum allowed per Code.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0122-16	Waivers for reduced net lot area and increased block wall height with a design review for finished grade - expired	Approved by BCC	May 2016
VS-0211-16	Vacated and abandoned a portion of Eldora Avenue right-of-way - expired	Approved by BCC	May 2016
TM-0025-16	10 single family residential lots on 5 acres - expired	Approved by BCC	May 2016
WS-1947-04	Waivers for reduced net lot area for a 10 lot residential development - expired	Approved by PC	December 2004
VS-1945-04	Vacated and abandoned easements - recorded	Approved by PC	December 2004
TM-0650-04	10 single family residential lots on 5 acres - expired	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Mini-warehouse facility
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
TM-21-500142	A tentative map for 10 single family residential lots on 5 acres is a companion item on this agenda.
VS-21-0494	A vacation and abandonment of easement on the property is a companion item on the agenda.

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation on the property for vehicle storage (CE21-16649).

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

The applicant is requesting approval for similar waivers from previous approvals which also corresponds with the same lot layout as the project directly to the west. The applicant is submitting a new tentative map which closely approximates the prior tentative map, so that the property can be officially subdivided matching the approved and partial constructed civil improvement plans. Therefore, staff can support this portion of the request.

Waiver of Development Standards #2 & Design Review #1

The increased height of the retaining wall is necessary to provide positive drainage for the proposed development. Staff finds that the proposed single family residential development is consistent and compatible with approved and planned land uses in the area and complies with Land Use Element Goal 5 of the Comprehensive Master Plan which encourages, in part, providing opportunities for developing low density residential areas as a lifestyle choice. Therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the request for the additional driveway width since there will be no impact to any public streets.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the street intersection off-set between Pioneer Way and Pioneer Estates Court since the private street was already constructed in its current location by a previously approved subdivision map. Additionally, the proposed 10 lot subdivision should see a low volume of traffic.

Design Review #2

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;
- Traffic study and compliance.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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