

11/03/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

LONE MOUNTAIN RD/CHIEFTAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0488-HOOPER INDUSTRIES, LTD:**

**WAIVER OF DEVELOPMENT STANDARDS** for intersection off-sets.

**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

138-06-503-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the intersection off-set to 121 feet where 125 feet is required per Chapter 30.52.052 (a 3.2% reduction).

**DESIGN REVIEWS:**

1. Increase finished grade up to 84 inches (7 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 366.7% increase).
2. Single family residential.

**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
- Number of Lots/Units: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 17,712/18,047
- Project Type: Single family residential
- Number of Stories: 1
- Building Height: 18 feet, 1 inch
- Square Feet: 3,638 to 4,211

### Site Plans

The plans submitted depict an 8 lot single family residential development on 4.7 acres for a density of 1.7 units per acre. The minimum net lot size is 17,712 and the maximum is 18,047. The lots are accessed from a private cul-du-sac with gated entry from Kraft Avenue.

### Landscaping

A 6 foot wide landscape area is shown along Lone Mountain Road behind the existing sidewalk. A 4 foot wide landscape strip is proposed along Chieftain Street and a 4 foot wide landscape area along Kraft Avenue. A 7 foot wide landscape strip will be located on each side of the entrance to the subdivision from Kraft Avenue. No sidewalks are proposed along Chieftain Street or Kraft Avenue as the roadway will be developed to rural street standards.

### Elevations

Three distinct elevation options are offered for each of the 3 single story home floor plans. Exterior elements will include pitched tiles roofs, stucco exteriors with stone veneer.

### Floor Plan

The proposed homes range from 3,638 square feet to 4,211 square feet and are composed of typical room types within the size of the home. Each home type has a casita option.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the increase in finish grade would predominately be for the eastern lots. The applicant also states that the low traffic volume in the area and with the intersection offset there will be no safety issues. The applicant indicates that these requests should have little to no impact on adjacent properties.

### **Surrounding Land Use**

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500140	A tentative map for an 8 lot residential subdivision is a companion item on this agenda.
VS-21-0489	A vacation and abandonment of patent easements 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.

##### Design Review #2

The proposed 8 lot single family subdivision has 2 lots that are below 18,000 square feet net lot size. The R-E (Rural Estate Residential) zone allows for the net lot size to be decreased by 10% when the lot is adjacent to a collector or arterial street per Table 30.40-1 without requesting a waiver of development standards. However, the Lone Mountain Interlocal Agreement states for Planning Area A1 that, "each lot will maintain a minimum buildable net lot size area of at least 18,000 square feet with a goal of at least 18,500 square feet." Although the proposed development meets the allowance of Table 30.40-1, the proposal is not consistent with lot size provision of the Lone Mountain Interlocal Agreement; therefore, staff cannot support the request.

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

##### Waiver of Development Standards

Staff has no objection to the request to reduce the street intersection off set between Chieftain Street and Capriana Court. The proposed 8 lot subdivision should see a low volume of traffic because of the limited number of lots, similar to the developed site to the west. However, since Planning is recommending denial of the application, staff cannot support this waiver.

##### Design 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. However, since Planning is recommending denial of the application, staff cannot support this waiver.

#### **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 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE HOMES

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