PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0288-CERNA, YSMAEL C. & ROSALBA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; and 2) reduce street intersection off-set for a proposed 4 lot single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Dapple Gray Road and the south side of Ann Road within Lone Mountain. LB/rk/ja (For possible action)

RELATED INFORMATION:

APN:
125-32-101-002

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the net lot area for 2 lots to 15,850 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 12% reduction).
   b. Reduce the net lot area for 1 lot to 15,293 square feet where a minimum of 16,200 square feet is required for lots adjacent to an arterial street per Table 30.40-1 (a 6% reduction).
2. Reduce street intersection off-set to 116 feet where 125 feet is required per Section 30.52.052 (an 8% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2
- Number of Lots: 4
- Density (du/ac): 2
- Minimum/Maximum Lot Size: 20,351/20,501(gross); 15,293/18,414 (net)
- Project Type: Single family development
Site Plan
The site plan depicts a proposed 4 lot single family residential development on the southwest corner of Ann Road and Dapple Gray Road. Access to the development is from Dapple Gray Road via a private cul-de-sac, which is oriented east/west. The gross lot areas range in size from a minimum of 20,351 square feet to a maximum of 20,501 square feet. This request is to reduce the net lot area on 3 of the 4 lots within the subdivision. The gross square footage for Lot 3 includes a 10 foot wide private drainage easement along the southern and eastern property lines. Also included in the gross square footage for the remaining lots is a 3 foot wide street light and traffic control easement along Ann Road and Dapple Gray Road. An equestrian trail will be located within the unpaved portion of the rural street standard on the west side of Dapple Gray Road, adjacent to this project.

Landscaping
Landscaping will be provided at the entrance of the subdivision and behind the wall of the lots along Ann Road.

Applicant’s Justification
The applicant indicates the reduction in lot size is for 3 of the 4 lots, which is due to drainage and traffic control easements. These constraints cause the lots to be smaller in net lot area. Furthermore, this development has been designed to meet minimum requirements for private roadway width and proper turnaround radius for the cul-de-sac bulb.

Surrounding Land Use

<table>
<thead>
<tr>
<th>North, East, South, &amp; West</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Developed &amp; undeveloped single family homes</td>
<td></td>
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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 #1
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.

Per the Lone Mountain Specific Policy from the Comprehensive Master Plan, in an area designated RNP, a minimum net lot size of 18,500 square feet or larger is encouraged when lot size variation is needed to subdivide a parcel larger than 0.5 acres. The applicant has the opportunity to redesign the overall site in order to accommodate the drainage easement and other
necessary utility easements without reducing the lot size. The reduction to the net lot size is inconsistent with the Lone Mountain Inter-local Agreement and staff finds the request to be a self-imposed hardship; therefore, staff cannot support this request. No other developed lots within this immediate RNP area have a reduction in lot area.

Public Works - Development Review
Waiver of Development Standards #2
Staff finds the applicant's request to not meet the required separation between intersections to be a self-imposed hardship that can be rectified with a minor site redesign.

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 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
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Coordinate Ann Road improvements with Public Works - Design Division.
- Applicant is advised that compliance with sight visibility zones per Uniform Standard Drawing 201.2 is required at all street intersections.

Building Department - Fire Prevention
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that CCWRD does not maintain any sewer lines in the requested area; and to contact the City of Las Vegas for any comments they may have about sewers within the proposed area.

TAB/CAC: Lone Mountain - denial.
APPROVALS:
PROTESTS:
APPLICANT:  ACG DESIGN
CONTACT:  HAILEY SHINTON, ACG DESIGN, 4310 CAMERON ST, SUITE 12-A, LAS VEGAS, NV 89103