WS-0200-13 – THM ENTERPRISES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area in conjunction with a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Hammer Lane (alignment) between Campbell Road (alignment) and Kevin Way (alignment) within Lone Mountain. LB/dg/ml (For possible action)

RELATED INFORMATION:

APN:
125-32-203-008 & 009

WAIVER OF DEVELOPMENT STANDARDS:
Reduce lot area to a minimum of 19,300 square feet where a minimum of 20,000 square feet is required (a 4% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Acreage: 5
- Number of Lots/Units: 8
- Density: 1.6 du/ac
- Minimum/Maximum Lot Size: 19,300/30,267
- Project Type: Single family residential development
- Number of Stories: 2

Site Plan
The plans depict a single family residential development consisting of 8 lots on 5 acres at a density of 1.6 dwelling units per acre. Lots range in size from a minimum of 19,300 square feet to a maximum of 30,267 square feet, with an average lot size of 22,086 square feet. The site design has the following: 1) Six, 19,300 square foot lots accessing Hammer Lane; 2) One, 30,200 square foot lot accessing Campbell Road; and 3) One, 30,200 square foot lot accessing Kevin Way. All three, 60 foot wide rights-of-way are proposed to be developed with rural street standards.
Landscaping
Street landscaping will consist of a 6 foot wide landscape easement along Campbell Road and Kevin Way where lots side to those rights-of-way. All other portions of Campbell Road, Kevin Way, and Hammer Lane have lots that front to those streets.

Elevations
The plans submitted with this request depict 1 model with various options that primarily have a 1 story garage element with the remaining portion of the home at 2 stories. Building materials consist of stucco finish, foam trim and shutters, stone veneer, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans
The plans submitted depict a model that is 5,615 square feet.

Applicant’s Justification
The applicant states that the proposed lot size is appropriate since this project has to dedicate public rights-of-way on 3 sides, accounting for approximately 0.85 acres of the site. The average lot size is over 22,000 square feet and no increase in density is being requested. In addition, the lots all front public streets so the street area is not accounted for in the lot area.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>East, South, &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
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<tr>
<td>North</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
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Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tr>
<td>TM-0052-13</td>
<td>A tentative map for 8 single family residential lots is a companion item on this agenda.</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
The applicant shall have the burden of proof to establish that the waiver of development standards is appropriate for this location. 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 not provided sufficient justification to merit approval of this portion of the request. Staff cannot support this request for the reduction in lot size. There is a large disparity in area between the two, 30,000 square foot lots and 19,300 square foot lots fronting Hammer Lane. Staff finds that the applicant can balance out the lot areas so that all lots are a minimum of
20,000 square feet. A simple redesign consistent with site designs in the immediate area, consisting of two, 4 lot cul-de-sacs could achieve the same density and comply with the minimum lot size for the zoning district. Staff finds the proposed request is a self-imposed hardship due to the proposed layout of the site.

**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 Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that all elevations shall include architectural enhancements through variation in detailing (e.g. shutters, stone accents, variable roofflines, dormer elements, articulations, projections or the use of varied building materials); any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

- No comment.

**Fire Department**

- 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, applicant is advised to submit to either the Southern Nevada Health District concerning the use of an individual disposal system, or to inquire with 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THM Enterprises, LLC

**CONTACT:** Taney Engineering, 6030 S. Jones Boulevard #100, Las Vegas, NV 89118