OFF-SITE IMPROVEMENTS WIGWAM AVE/PIioneer WY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0341-SHI, SHANA:

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Wigwam Avenue and the south side of Camero Avenue, 150 feet west of Pioneer Way within Enterprise. JJ/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**
176-15-201-009

**WAIVER OF DEVELOPMENT STANDARDS:**
Waive full off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Wigwam Avenue where required per Chapter 30.52.

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

**BACKGROUND:**
**Project Description**

**General Summary**
- Site Address: 7600 W. Wigwam Avenue
- Site Acreage: 2.1
- Project Type: Single family residential development
- Number of Lots: 2

**Site Plan**
The site plan depicts a minor subdivision map dividing the parcel into 2 parcels. Lot 1 will be 33,394 square feet and face Camero Avenue to the north. Lot 2 will be 52,968 square feet and face Wigwam Avenue to the south. Since this is the second parcel map on the subject parcel off-site improvements are required per Title 30.
Applicant’s Justification
According to the applicant, the parcel is in an area with no off-site improvements in the vicinity. Approval of this request would be consistent with the general area and will not be detrimental to the public.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-1026-05</td>
<td>Reclassified approximately 3,800 parcels (including the subject parcel) to R-E (RNP-I) zoning</td>
<td>Approved by BCC</td>
<td>October 2005</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>North</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-2</td>
<td>Single family subdivision</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Approved single family subdivision</td>
</tr>
<tr>
<td>East &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Single family residences</td>
</tr>
</tbody>
</table>

The subject site and surrounding parcels are in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning
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.

Public Works - Development Review
Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.
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
- Comply with drainage study PW19-13333 or submit a new study;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: SHANA SHI
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102