

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., OCTOBER 26, 2016

11/01/16 PC

1. **NZC-0664-16 – REXIUS, RICK & ROCHELLE, ET AL:**
ZONE CHANGE to reclassify 14.7 acres from R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to R-E (Rural Estates Residential) Zone in the Red Rock Design Overlay District.
USE PERMIT to allow a proposed single family residential development on 8.2 acres in an H-2 zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow over-length cul-de-sacs; and **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Cote Road.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development on 22.9 acres; **2)** a residential boarding stable; **3)** a preliminary grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area; and **4)** increased finished grade. Generally located on the south side of Blue Diamond Road and the east and west sides of Cote Road within Red Rock (description on file). SB/pb/ml (For possible action)

2. **VS-0666-16 – REXIUS, RICK & ROCHELLE ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Torino Avenue (alignment), and between Fortney Road (alignment) and Eagle Ranch Drive (alignment); and portions of rights-of-way being Cougar Avenue located between Fortney Road (alignment) and Eagle Ranch Drive (alignment), Ford Avenue located between Cote Road and Fortney Road (alignment), and an unnamed road 660 feet east of and parallel to Cote Road between Blue Diamond Road and Torino Avenue (alignment) within Red Rock (description on file). SB/pb/raj (For possible action)

11/15/16 PC

3. **WS-0675-16 – WOOD, HENRY D. JR. & MONICA B.:**
WAIVER OF DEVELOPMENT STANDARDS for screening and buffering requirements in conjunction with an existing single family residence on 2.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the east side of Kulka Road and the north side of Pebble Road within Red Rock. SB/dg/ml (For possible action)

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BLUE DIAMOND RD/COTE RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-0664-16 – REXIUS, RICK & ROCHELLE, ET AL:

ZONE CHANGE to reclassify 14.7 acres from R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to R-E (Rural Estates Residential) Zone in the Red Rock Design Overlay District.

USE PERMIT to allow a proposed single family residential development on 8.2 acres in an H-2 zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow over-length cul-de-sacs; and 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Cote Road.

DESIGN REVIEWS for the following: 1) a proposed single family residential development on 22.9 acres; 2) a residential boarding stable; 3) a preliminary grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area; and 4) increased finished grade.

Generally located on the south side of Blue Diamond Road and the east and west sides of Cote Road within Red Rock (description on file). SB/pb/ml (For possible action)

RELATED INFORMATION:

APN:

175-15-701-006, 007, 008, & 013

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the length of an on-site cul-de-sac to 1,705 feet where a maximum length of 500 feet is permitted (a 241% increase).
 - b. Increase the length of an off-site cul-de-sac to 1,030 feet where a maximum length of 500 feet is permitted (a 106% increase).
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Cote Road.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. A residential boarding stable.
3. A preliminary grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area.
4. Increase the finished grade for a single family residential development to 10 feet where 18 inches is the standard (a 566.7% increase).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8540 Cote Road
- Site Acreage: 14.7 zone change/8.2 use permit/22.9 total
- Number of Lots: 17 R-E/12 H-2/29 total
- Density (du/ac): 1.15 R-E/1.47 H-2/1.27 total
- Gross Minimum/Maximum Lot Size (square feet): 20,389/117,077
- Net Minimum/Maximum Lot Size (square feet): 18,051/117,077
- Project Type: Single family residential/residential boarding stable
- Number of Stories: 1 and 2
- Building Height: 25 to 35
- Square Feet: 2,400 to 4,000 (residential)
- Square Feet: 108,000 (boarding stable)

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on August 30, 2016, as required by the non-conforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified to attend the meeting. There were approximately 14 people present at the meeting. The issues discussed included the size of the lots and homes, the source of water for the subdivision, and other design issues.

Site Plans

The plans depict a proposed single family residential development consisting of 29 residential lots on 22.9 acres at a density of 1.27 dwelling units per acre. The lots range in size from 20,389 square feet to 117,077 square feet (gross) and from 18,051 square feet to 117,077 square feet (net). Each lot will have a building envelope surrounded by a non-buildable area no less than 25 feet from the property lines as required in the Red Rock Overlay District. Six of the lots are located on the west side of Cote Road and 23 lots are located on the east side of Cote Road. Two lots will access Cote Road directly while the others will access Cote Road via 39 foot wide private streets with no sidewalks. The site is not located in a Rural Neighborhood Preservation area where Code allows local streets to have paved legal access only; therefore, the applicant is requesting to waive the requirements for full off-site improvements for Cote Road to allow rural standards. An over-length cul-de-sac is located on the eastern portion of the site. Cote Street will be developed to rural standards. There is an existing power corridor that bifurcates the property from the southeast to the northwest. The western and southern 14.7 acres will be re-classified from R-U and H-2 zone to R-E zone while the northeastern 8.2 acres will remain in an H-2 zone and is the subject of the use permit.

A single family residence with a residential boarding stable is proposed on lot #1 located on the northwestern portion of the site. The plans depict a barn with living quarters on the second floor. Two corrals will be located to the west of the proposed barn/residence.

The plans also depict that the finished grade of the site will be increased up to 10 feet throughout the site and impact the adjoining parcels to the east, south, and west.

The northwestern and southern portions of the site are within a Hillside & Foothills Transition Boundary Area (slopes exceeding 12%). The northeastern portion of the site is in Flood Zone A. The natural topography slopes down from west to east. Hillside retaining walls are located along the perimeter of the site. A preliminary grading plan submitted with this request depicts various cut and fill areas to create pad sites for the proposed single family residences and to establish the private streets within the development.

Landscaping

Six foot wide landscape areas are located along portions of the east and west sides of Cote Road. The landscape material will comply with the design standards of the Red Rock Design Overlay District and be restricted to only endemic species as follows: below 3,500 Feet – Creosote Bush, Desert Globemallow, Cottonwood, Gooding's Willow, Hopsage, Mormon Tea, Range Ratany, White Bursage, Big Galleta, Bush Muhly, Desert Marigold, Sand Dropseed.

Elevations

The plans depict single story residences up to 25 feet in height. The residences are semi-custom in nature with a common rustic desert mountain theme that includes stucco, wood siding, stone veneer, and shutters.

The residential boarding stable/residence is 2 stories and up to 35 feet in height with a rustic desert mountain theme compatible with the proposed residences.

Floor Plans

The plans depict 5 models ranging in size from 2,400 square feet to 4,000 square feet. Each of the models will have a 3 car garage and options for multiple bedrooms, dens, offices, and outdoor living areas. All the models are 70 feet wide or less and will fit on the proposed building envelopes surrounded by a non-buildable area no less than 25 feet from the property lines as required in the Red Rock Overlay District.

The residential boarding stable/residence is two stories with a 2,000 square foot residence on the second floor consisting of 3 bedrooms, 3 bathrooms, a great room, kitchen, and various attic/storage spaces. The first floor is 4,200 square feet and consists of 8 stalls, feed and tack rooms, horse washing area, and a large breezeway.

Applicant's Justification

The applicant indicates that the development will be rural in nature and designed with an equestrian focus consisting of half acre lots and a residential boarding stable for the residents of the community. There are several R-E zoned lots distributed throughout the area and an R-E zoned development consisting of 116 single family residential lots approved on 71.7 acres located approximately a half mile to the west on the north side of Blue Diamond Road. The density and intensity of the requested zoning and use of this property are compatible with the existing development in the area. The applicant also indicates that the use will not have a significant impact on public facilities and services in the area and will conform to goals and policies of the Comprehensive Plan. Furthermore, the applicant indicates that the request for a single family residential development is compatible with the existing residential uses in the area.

The applicant states that the waiver of development standards for the over-length cul-de-sac is needed to protect the rural nature of the project and an oversize cul-de-sac bulb will be provided to mitigate any impacts associated with the request. The single family residences will be semi-custom in nature with a common rustic desert mountain theme and comply with the design standards for the Red Rock Overlay District. The residential boarding stable will be compatible with the other dwellings and for the use of the residents of the community. The increased finished grade and the grading plans are required because of the slopes and flood plain in the area. The applicant indicates that rockery retaining walls will be used in accordance with Title 30 standards to maintain the natural look and aesthetic of the area and a final grading plan will be submitted after the appropriate studies are completed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2013-98	Vacation and abandonment of Wigwam Avenue	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac) & Residential Rural (up to 0.5 du/ac)	H-2	Undeveloped
South	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	R-U	Undeveloped
East	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac) & Residential Rural (up to 0.5 du/ac)	H-2 & R-U	Single family residential & undeveloped
West	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	H-2 & R-U	Undeveloped

Related Applications

Application Number	Request
VS-0666-16	A vacation of easements and right-of-way 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

The non-conforming zone change amendment ordinance requires that the applicant provide compelling justification that approval of the non-conforming zoning is appropriate. Additionally, the BCC may consider the cumulative impacts of non-conforming zone boundary amendments within the planning area.

A Compelling Justification means the satisfaction of the following criteria as listed below for proposed non-conforming zone boundary amendments:

1. *A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed non-conforming zone boundary amendment appropriate.*

The applicant indicates that the development patterns surrounding this site have trended toward single family residential uses in an R-E zone and believes that the character of the area will be unaffected by this proposal. The density of the project is compatible with the established residential land use patterns in the area.

Although, a similar R-E development has been approved in the area, that site located approximately a half mile to the west on the north side of Blue Diamond Road. Based on the character of the immediate area, the development proposed is not compatible with the surrounding area.

2. *The density and intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates that the northern portion of this site is in an H-2 zone which allows single family residential uses subject to approval of a use permit and compliance with R-2 development standard. Approval of this request will result in a land use that is less intense than is allowed in the H-2 zoning district.

The land use context of the immediate area is predominantly existing and approved single family residential uses on lots larger than 2 acres in an R-U zone. Staff finds the request is not compatible with the existing and approved residential uses in the area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the non-conforming zoning.*

The applicant indicates that the proposed residential use will result in the property being developed as a low density residential use similar to the existing and approved uses in the area; therefore, public infrastructure facilities and services will not be adversely impacted.

The proposed use is similar to the existing uses in the area; however the proposed density of 1.27 dwelling units per acre is more intense than the 0.5 dwelling units per acre designated for the area in the land use plan and the lots are smaller than the existing lots in the immediate area which are over 2 acres. Therefore, staff is concerned about the potential impact to public facilities and services. The service providers who have replied to staff indicate these impacts can be addressed.

4. *The proposed non-conforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states that the proposed development satisfies County goals by providing single family residential development that is compatible with the surrounding residential developments.

Staff finds the design of this project conflicts with Comprehensive Plan Urban Land Use Policy 7 which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses. The request also conflicts with Urban Land Use Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is at a lower density or intensity.

Summary

Zone Change

Based on the criteria listed above, staff finds that the applicant has not satisfied the requirements for a compelling justification to warrant approval of the application. The density and intensity proposed by this request will result in a land use that is not compatible with the existing and approved land uses in the area. Additionally, the design of the project conflicts with Urban Land Use Policy 7 of the Comprehensive Plan which encourages, in part, that new development should be complementary and similar in scale and intensity to the surrounding land uses. Therefore, staff finds the proposed project is not compatible with the existing, approved, and planned development in the area and cannot support the requested zone change. If the request is approved, the entire 22.9 acres should be re-classified from R-U and H-2 to R-E.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Although staff has no objection to the proposed residential use, staff is concerned with allowing the use in an H-2 zone and at the density requested. The H-2 General Highway Frontage District was established to provide for a variety of residential, office, and commercial uses; however, the H-2 zoning district is a holdover from a previous zoning Code (Title 29) and Title 30 does not allow petitions for a zone boundary amendment to H-2. The County has encouraged efforts to re-zone parcels from the H-2 category to more current and appropriate zoning classifications. Staff finds that R-E zoning is the appropriate zoning classification for the proposed use; therefore, staff cannot support this portion of the request.

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 and value 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#1

Staff finds that the design of the project complies with the design standards of the Red Rock Overlay District including the provision of a building envelope surrounded by a non-buildable area no less than 25 feet from the property lines, appropriate fencing material, and building elevations depicting a rustic desert mountain theme appropriate in the Red Rock Overlay District. Furthermore, the design of the elevations and floor plans meet Urban Land Use Policy

43 of the Comprehensive Plan by providing a variety of elevations with articulating building facades. However, staff is concerned that the street layout for the subdivision conflicts with Urban Land Use Policy 10 of the Comprehensive Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The proposed street layout will prevent Cougar Avenue and Ford Avenue from connecting with existing and future development to the east and west. Furthermore, approval of the design review for the street layout is contingent upon approval of the waivers of development standards and the vacations of rights-of-way and patent easements requested with VS-0666-16 which is a companion item on this agenda, neither of which staff can support. Therefore, staff cannot support the design of the single family residential development.

Design Review#2

Although the proposed residential boarding stable is appropriate in an R-E zone and is compatible with the proposed residential development and the existing uses in the surrounding area, approval of the request is contingent upon approval of the zone change, the waivers of development standards, and VS-0666-16 which staff cannot support. Therefore, staff cannot support this request.

Design Review#3

The purpose of the hillside development standards is to ensure stable slopes, reduce run-off and erosion, minimize grading, and encourage the conservation of these areas as a visual resource. Since only a small portion of the project falls with the hillside and the applicant indicates the project will conform to Section 30.56.100 of the Unified Development Code, staff has no objection to the request. However, approval of the preliminary grading plan is contingent upon approval of the zone change, the waivers of development standards, the design reviews for the single family residential development and the residential boarding stables, and VS-0666-16 which staff cannot support. Therefore, staff cannot support this request.

Public Works – Development Review

Waiver of Development Standards #1a and #1b

Staff cannot support the waivers of development standards for the over-length cul-de-sacs as Public Works is objecting to the overall layout of the roads in and around this site along with the companion vacation and abandonment.

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in the southwest part of town. Staff cannot support this waiver of development standards for full off-sites.

Design Review #4

This design review represents the maximum grade difference along 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 approvals.

Staff Recommendation

Approval of design review #4; denial of zone change, use permit, waivers of development standards #1a #1b, and #2, design reviews #1, #2, and #3.

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:

- A resolution of intent to complete construction in 3 years;
- Re-classify the entire site including the H-2 zoned portion to R-E;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, and 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.

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040.9 are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Cote Road, Ford Avenue, and the north/south road connecting Ford Avenue and Riscos Hill Road, and a portion of the cul-de-sac at the proposed west end of Riscos Hill Road;
- Provide paved legal access;
- Nevada Department of Transportation approval;
- Clark County Fire Department approval of all over-length cul-de-sacs.
- 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.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that the property owner will need to submit to the SNHD Subdivision Program in order to obtain approval for use of individual sewage disposal systems as a means of proper sewage disposal for the proposed residential subdivision.

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 to contact the Southern Nevada Health District with regards to sewage disposal.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BD Parcels Holding, LLC

CONTACT: Chris Armstrong, 8022 S. Rainbow Boulevard, Suite 234, Las Vegas, NV 89139

DRAFT

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

BLUE DIAMOND RD/COTE RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0666-16 – REXIUS, RICK & ROCHELLE ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Torino Avenue (alignment), and between Fortney Road (alignment) and Eagle Ranch Drive (alignment); and portions of rights-of-way being Cougar Avenue located between Fortney Road (alignment) and Eagle Ranch Drive (alignment), Ford Avenue located between Cote Road and Fortney Road (alignment), and an unnamed road 660 feet east of and parallel to Cote Road between Blue Diamond Road and Torino Avenue (alignment) within Red Rock (description on file). SB/pb/raj (For possible action)

RELATED INFORMATION:

APN:

175-15-701-006, 007, 008, & 013

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements and a portion of rights-of-way. The patent easements are between 3 and 33 feet wide and located on the perimeters of the parcels. The applicant indicates that the easements are no longer required and approval of this application will allow development of these parcels. The portion of the right-of-way for Cougar Avenue is along the southern boundary of the site (175-15-701-006, 007, & 008). The portion of the right-of-way for Ford Avenue is along the southern boundary of the site (175-15-701-013). The portion of an un-named right-of-way located 660 feet east of and parallel to Cote Road between Blue Diamond Road and Torino Avenue (alignment) and along the eastern boundary of the site (175-15-701-008 & 013). The applicant states that the vacation of the portions of these easements and rights-of-way will allow for the development of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2013-98	Vacation and abandonment of Wigwam Avenue	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac) & Residential Rural (up to 0.5 du/ac)	H-2	Undeveloped
South	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	R-U	Undeveloped
East	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac) & Residential Rural (up to 0.5 du/ac)	H-2 & R-U	Single family residential & undeveloped
West	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	H-2 & R-U	Undeveloped

Related Applications

Application Number	Request
NZC-0664-16	A request for R-E zoning for a single family residential development on a portion of the site 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

Public Works – Development Review

Staff cannot support the vacation of the necessary patent easements and right-of-way for Cote Road, Ford Avenue, and the north/south road on the east side of this site. Staff believes that only planning for Cote Road to go through is premature and eliminates any connectivity east/west. Additionally, this design creates 2 very long cul-de-sacs, one on a public road being Riscos Hill Road and the other the internal road within this subdivision. How this site is developed will set the tone for future development and the road network.

Staff can support the vacation of the excess right-of-way and patent easements for Cougar Avenue not previously mentioned that are not necessary for site, drainage, or roadway development. This support includes the portion of patent easements beyond the typical required right-of-way widths.

Staff Recommendation

Approval of the vacation of excess patent easement and right-of-way for Cougar Avenue; denial of the vacation of the necessary patent easements and right-of-way along Cote Road, Ford Avenue and the unnamed road. This item will be forwarded to the Board of County Commissioners' meeting on December 7, 2016 at 9:00 a.m. for final action, unless otherwise announced.

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:

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Cote Road, Ford Avenue, and the north/south road connecting Ford Avenue and Riscos Hill Road, and a portion of the cul-de-sac at the proposed west end of Riscos Hill Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Provide paved legal access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BD Parcels Holding, LLC

CONTACT: Chris Armstrong, 8022 S. Rainbow Boulevard, Suite 234, Las Vegas, NV 89139

11/15/16 PC AGENDA SHEET

BLOCK WALL & LANDSCAPING
(TITLE 30)

KULKA RD/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0675-16 – WOOD, HENRY D. JR. & MONICA B.:

WAIVER OF DEVELOPMENT STANDARDS for screening and buffering requirements in conjunction with an existing single family residence on 2.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District.

Generally located on the east side of Kulka Road and the north side of Pebble Road within Red Rock. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

175-13-401-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive street landscaping in conjunction with a decorative block wall along an arterial street (Kulka Road) in the front yard where Figure 30.64-8 is required.
- b. Waive street landscaping in conjunction with a decorative block wall along an arterial street on the side yard where Figure 30.64-5 or Figure 30.64-6 is required.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8880 Kulka Road
- Site Acreage: 2.0
- Project Type: Block wall in the front and side yards
- Block Wall Height: 6 feet

Site Plans & Project

The plans depict a proposed block wall along the east, south, and west property lines. The south property line is adjacent to Pebble Road (an arterial) and the west property line is adjacent to Kulka Road (an arterial). The request is to waive street landscaping along both rights-of-way. The property is developed with a single family residence. No other changes are proposed to the site.

Landscaping

The proposed block wall is depicted on the property line with no landscaping provided along both rights-of way.

Elevations

The block wall is a 6 foot high decorative solid block wall.

Applicant's Justification

The applicant indicates that the area is rural with very little traffic. The adjacent properties have 6 foot high block walls with no street landscaping. A similar request was approved for a property farther north on Kulka Road. The applicant states that the septic system for the home is close to the street and the block wall on the property line will avoid a conflict with the leech field. The applicant submitted signatures from 3 adjacent neighbors in support of this request. The plan, according to the applicant, is to integrate the proposed block wall with the neighboring walls.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-2041-95	Reduced setbacks for an existing manufactured home -- is no longer on the property	Approved on appeal by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural (up to 0.5 du/ac)	R-E	Single family residences
East & West	Open Lands	R-U	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped

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 proposed request is appropriate for its existing location by showing that the uses and value 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. This is a rural parcel in Community District 5. All the surrounding, developed properties do not have street landscaping. While Kulka Road and Pebble Road are arterial streets, both streets are not depicted on the Clark County Transportation Element and do not function as arterial streets in this immediate area. The closest public water lines are almost 1.0 mile to the east. The proposed block wall is

consistent with other block walls in the area and will integrate with adjacent streetscapes along Kulka Road. Staff finds that the proposed wall with no street landscaping will not adversely affect the immediate area. Finally, a similar request was approved approximately 300 feet to the north. Therefore, staff can support this request.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- No comment.

Building/Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that a Tenant Improvement must be completed with the SNHD for the proposed block wall that is to be located on the property.

TAB/CAC:

APPROVALS: 1 petition

PROTESTS:

APPLICANT: Henry Wood

CONTACT: Henry Wood, 8880 Kulka Road, Las Vegas, NV 89161