

Supplemental Staff Report
March 12, 2013 – Planning Commission Meeting

PROJECT DESCRIPTION

The original site plan submitted with the Variance request showed 31 single family residential lots. Of these, all but seven required a variance for lot widths of less than 65 feet as required by Title 19.06; additionally, a variance was required to allow a 10-foot front yard setback where 20 feet is required on Lots 1, 10 and 11 and to allow a 10-foot corner side yard setback where 15 feet is required on Lots 1, 24, 25 and 31. A Tentative Map had been submitted with the same lot configuration contingent on approval of the variance. Staff had recommended denial of both requests.

A revised site plan and tentative map were submitted 03/07/13 showing 30 lots where 31 were originally requested for approval. As a result of this change, all lots now meet the required 65-foot minimum lot width standard, and the reduction in front yard and corner side yard setbacks are no longer needed. The proposed residential dwelling products will remain as originally proposed.

BACKGROUND

<i>Neighborhood Meeting</i>	
02/27/13	A neighborhood meeting is not required for the requested applications; however, a voluntary neighborhood meeting was held at the Aliante Library, 2400 West Deer Springs Way in North Las Vegas. Seventeen members of the public, one member of the development team, one member from the Council Office and one member of the Planning Department were in attendance. Overall, residents were opposed to the variance request. Comments from the public included the following: • Request for a crash gate on Donald Road • Request for a crash gate on Dorrell Lane • Only one access should be provided for this subdivision • No access to Dorrell Lane • Install speed humps on Dorrell Lane • Too much traffic on Dorrell Lane already; this would add more • Opposed to the variance on the lot width • Project could be designed to meet R-1 requirements and the variance would not be needed • Reduce the request by two homes and design to R-1 standards • Request for single story homes

Submitted after final agenda

Date 3/12/13 Item 5 20421

Supplemental Staff Report – Page Two
March 12, 2013 – Planning Commission Meeting

Title 19.02 allows intersections that offset in close proximity to one another to be exempt from a waiver of subdivision standards if the City Traffic Engineer determines that the offset design can safely accommodate traffic circulation. Such exemption was granted 01/22/13, as traffic counts in this area were expected to be low and the nearby street to the south is a gated secondary access.

ANALYSIS

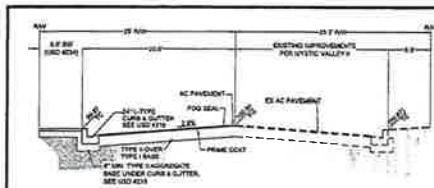
The proposed lots now range in size from 6,541 square feet to 12,876 square feet with an average lot size of 7,450 square feet where 7,500 square feet had originally been proposed. The net density of the proposal has decreased from 4.56 dwelling units per acre to 4.41 dwelling units per acre, remaining in conformance with the existing L (Low Density Residential) land use designation. The street layout and lot configuration will remain the same as originally proposed. Perimeter landscaping, though not required, will still be provided along Donald Road and Dorrell Lane to balance the required landscaping along the internal public street. The tentative map has been revised to reflect these changes.

FINDINGS

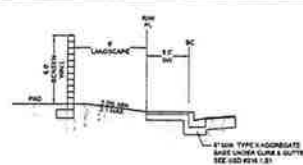
The revisions to the plans submitted 03/07/13 show full compliance with Title 19 requirements. Staff therefore recommends striking the variance request and approval of the Tentative Map (TMP-48166), subject to the original “if approved” conditions.



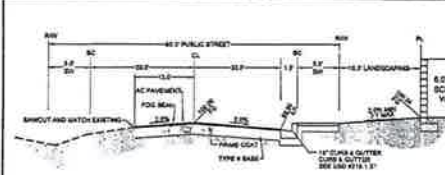
DATE: 03.11.13
SCALE: 1"=50'
JOB NO: DRH-12-049
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: TM1
SHEET: 1 OF 2



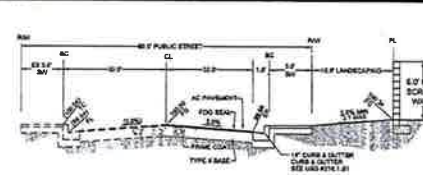
SECTION A
5' PUBLIC STREET SECTION - DONALD ROAD



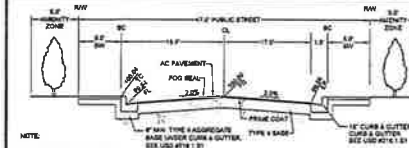
SECTION B
NORTH BOUNDARY



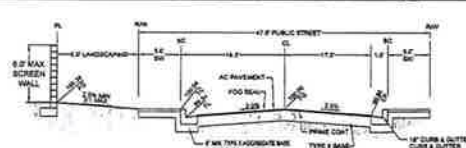
SECTION C
SOUTH BOUNDARY



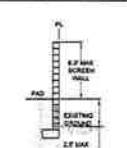
SECTION D
SOUTH BOUNDARY



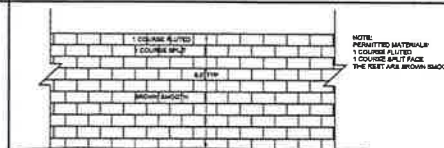
SECTION E
TYPICAL 4'-FT WIDE PUBLIC DRIVE



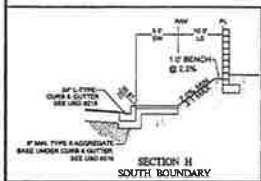
SECTION F
SOUTH ENTRANCE



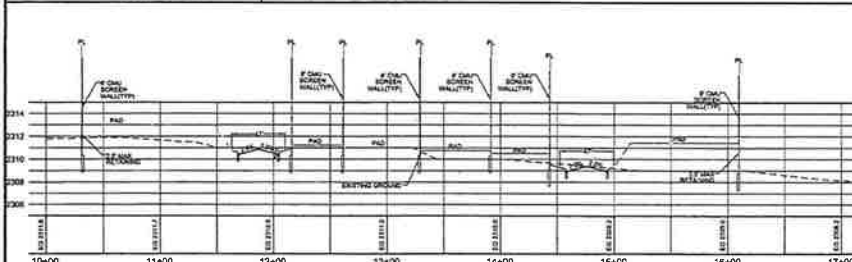
SECTION G
NORTH/EAST BOUNDARY



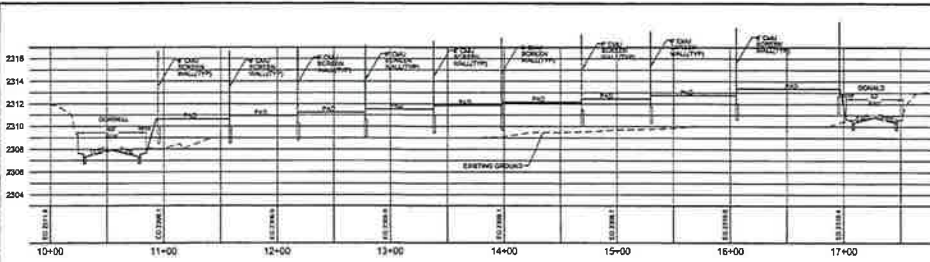
PERIMETER DECORATIVE BLOCK WALL SECTION



SECTION H
SOUTH BOUNDARY



SECTION I
EAST TO WEST CROSS SECTION
H SCALE: 1"=50'
V SCALE: 1"=5'



SECTION K
NORTH TO SOUTH CROSS SECTION
H SCALE: 1"=50'
V SCALE: 1"=5'

NO.	DATE	REVISIONS
1	03.11.13	DRH
2	03.11.13	DRH
3	03.11.13	DRH
4	03.11.13	DRH
5	03.11.13	DRH
6	03.11.13	DRH
7	03.11.13	DRH
8	03.11.13	DRH
9	03.11.13	DRH
10	03.11.13	DRH

DR HORTON
3000 GARDEN LANE
SUITE 100
LAS VEGAS, NV 89121
TEL: 702.438.3000 FAX: 702.438.3001

TANY ENGINEERING
3000 GARDEN LANE
SUITE 100
LAS VEGAS, NV 89121
TEL: 702.438.3000 FAX: 702.438.3001



DECATUR AND DORRELL
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP



DATE: 03.11.13
SCALE: NTS
JOB NO: DRH-12-048
DESIGNED BY: MC
CHECKED BY: RDC
SHEET NAME: TM2
SHEET: 2 OF 2



VAR-48169
TMP-48166
REVISED



TANEY ENGINEERING

6030 SOUTH JONES BLVD. #100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

March 11, 2013

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Revised - Justification letter for Tentative Map and Variance Request for Decatur & Dorrell (APN: 125-24-503-004, 008, 009, 011, & 017; 30 lots on 6.8 gross acres)

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, D.R. Horton, respectfully submits this revised justification letter in support of a Tentative Map and a Variance on the subject site. The site plan has been revised to lower the number of lots to 30. This allows the variances for minimum lot width, side corner setback and front yard setback to be withdrawn. The subject site is generally located northwest of Decatur Blvd and Dorrell Lane. The Assessor's Parcel Numbers are 125-24-503-004, 008, 009, 011 & 017 and contains approximately 6.8 gross acres.

At the neighborhood meeting some concerns were brought up by the neighbors. These concerns mainly had to do with the requested variances. Based on this we respectfully request that the variances originally filed for to be withdrawn since the site now complies with Title 19.

Requested variances to be withdrawn:

- 1). Required: Minimum lot width of 65 feet
Proposed: Minimum lot width of 65 feet

Justification: The site has been revised to reduce one lot to maintain a 65 foot minimum lot width.

- 2). Required: Corner yard setback of 15 feet
Proposed: Corner yard setback of 15 feet

Justification: The site has been revised to reduce one lot to maintain a 15 corner yard setback.



VAR-48169

TMP-48166

REVISED

3). Required: Front yard setback of 20 foot

Proposed: Front yard setback of 20 feet

Justification: The site has been revised to reduce one lot to maintain a 20 foot minimum front setback.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Cunningham'.

Michael Cunningham, PE
Taney Engineering

VAR-48169
TMP-48166
REVISED

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
FEB 28 2013
MAILED FROM ZIP CODE 89101
\$ 00.43³

RECEIVED

MAR 11 2013

City of Las Vegas
Dept. of Planning

12524512064 Case: VAR-48169
WITTMAN BRYAN W & JOANNE W
4936 WILD THYME AVE
LAS VEGAS NV 89131-2765 89131-2765

66 LRDGNMP 89131



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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

TOO MANY HOUSEHOLDS FOR THIS SIZE ACREAGE - THAT'S 1/2 THE NUMBER OF HH
IN MUCH LESS SPACE THAN
TOO MUCH TRAFFIC ON DORRELL
TO NORTH OR SOUTH OF SITE

66 LRDGNMP 89131



THIS TYPE SUBDIVISION Reduces Worth of Existing Homes

fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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this Request

☒ I OPPOSE
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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

12524510026 Case: VAR-48169
SLEIGHT ALEXANDER & PATRICIA J
7144 WILD WAVE DR
LAS VEGAS NV 89131-1010 89131-1010

20-21
3P

66 LRDGNMP 89131





*I oppose the 10 foot
set back.
Carol A. Winter*

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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

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MAR 07 2013

City of Las Vegas
Dept. of Planning

Case: VAR-48169

12524611043

WINTER CAROL A FAMILY TRUST

WINTER CAROL A TRS

4205 COLDWATER DR

ROCKLIN CA 95765-5603 95765-5603

114 LRG TMP 95765



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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

Case: VAR-48169

12419213001

GRANILLO TONY & MARTHA

4736 GREY HERON DR

NO LAS VEGAS NV 89084-2635 89084-26

46 LRG TMP 89084



Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

set backs

Case: VAR-48169

12524611054

VANEATON KENNETH & OLIVIA TRUST

VANEATON KENNETH C & OLIVIA TRS

6933 HAWAIIAN SKY CT

LAS VEGAS NV 89131-1026 89131-1026

66 LRG TMP 89131



*20-21
3P*

City of Las Vegas
 Department of Planning
 Development Services Center
 3 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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I SUPPORT
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AR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

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MAR 06 2013

City of Las Vegas
Dept. of Planning

VAR-01-13 LV RW 48166

DR Horton builds junk that
 will further lower property
 values in the AREA. This can
 be verified across the street
 at Darnell SQUARE.

12524612086

Case: VAR-48169

KERNS DAVID B & TAMARA J

P O BOX 602

MEAD WA 99021-0602 99021-0602

990210602 5011



20-21
P

T-545 P0001/0001 F-328

702-798-0305

03-07-'13 09:26 FROM-LAS Office

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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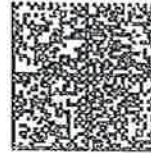
I OPPOSE
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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

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FIRST CLASS



02 1M \$ 00.43³
0004279218 FEB 28 2013
MAILED FROM ZIP CODE 89101

RECEIVED

MAR 07 2013

City of Las Vegas
Dept. of Planning

Case: VAR-48169
12524512040
SCHWEICHLER JENNIFER & RICHARD
4831 WILD THYME AVE
LAS VEGAS NV 89131-2765 89131-2765

66 LRGMP 09131



20.21
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

12524512007

Case: VAR-48169

CARLETON RONALD R & CATHIE L
4932 WAYFARING TREE AVE
LAS VEGAS NV 89131-2762 89131-2762

55 LRD24MP 89131



RECEIVED

MAR 11 2013

City of Las Vegas
Department of Planning

20-21
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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VAR-48169 & TMP-48166

Planning Commission Meeting of 3/12/2013

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02 1M
0004279218
\$ 00.43³
FEB 28 2013
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Case: VAR-48169
12524512049
OLBERDING JOHN J & SYLVIA M
10504 E FELTLEAF WILLOW TRL
TUCSON AZ 85747-9533 85747-9533

of 7123 Colorado St
Las Vegas, NV 89131

97 LRDGNMP 85747



TOTAL P.001

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City of Las Vegas
Department of Planning

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P