

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0162-AVENDANO PROPERTY DEVELOPMENT, INC:**

**AMENDED WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate open space; **2)** increase retaining wall height; **3)** increase fill (no longer needed); **4)** allow an attached sidewalk to remain; and **5)** eliminate driveway separation.

**DESIGN REVIEW** for a single-family attached residential development on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-18-301-002 through 140-18-301-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate open space where 4,800 square feet of open space is required per Section 30.02.08B.
2.
  - a. Increase retaining wall height to 5 feet along the south property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 67% increase).
  - b. Increase retaining wall height to 6 feet along the east property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
3.
  - a. Increase fill to 4 feet along the south property line where a maximum of 3 feet is permitted within 5 feet of a shared property line per Section 30.04.06F (a 33% increase) (no longer needed).
  - b. Increase fill to 4 feet along the east property line where a maximum of 3 feet is permitted within 5 feet of a shared property line per Section 30.04.06F (a 33% increase) (no longer needed).
4. Allow an attached sidewalk to remain along Pecos Road where a detached sidewalk is required per Section 30.04.08C.
5. Eliminate driveway separation from the property line where a minimum separation of 6 feet is required per Uniform Standard Drawing 222.

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2674 & 2754 N. Pecos Road

- Site Acreage: 1.75
- Project Type: Single-family attached residential development
- Number of Lots/Units: 24
- Density (du/ac): 13.71
- Minimum/Maximum Lot Size (square feet): 2,007/5,390
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,506 to 1,560
- Open Space Required/Provided: 4,800/0

### Site Plan

Access to the proposed subdivision is from Pecos Road to the west, with a 38 foot wide private street running east to west through the proposed subdivision. The private street terminates in a cul-de-sac on the east side of the subdivision, and all lots will face into and are accessed from the private street. An attached sidewalk is proposed to remain along Pecos Road, and a proposed attached sidewalk runs along the private street throughout the subdivision. The plans also show retaining walls up to 5 feet and 6 feet along the south and east property lines, where a maximum retaining wall height of 3 feet is permitted. A maximum of 4 feet of fill is also proposed along the south and east property lines.

### Landscaping

The plans depict a 10 foot wide street landscape area along Pecos Road, consisting of large trees, shrubs, and groundcover. The landscaping is located on the internal side of the attached sidewalk along Pecos Road that is proposed to remain. All trees are planted 30 feet apart on center in accordance with Title 30 standards.

### Elevations

The plans depict 2 story attached homes, with Model A including 2 units and Model B including a 3 unit. Both models will be 26 feet high, featuring stucco facades painted blue, concrete tile roofs with varied rooflines, and fiberglass finishes on the doors and windows. Front-facing garages are also depicted on both models. The front doors will be on the sides of the building for Model A, while 2 of the front doors will be on the front side for Model B, with the third door located on the side of the building.

### Floor Plans

The proposed floor plans measure between 1,506 square feet (Model A) and 1,560 square feet (Model B). Each model features an attached garage, kitchen, nook, living room, and laundry room on the first floor, along with 3 bedrooms and 2 bathrooms on the second floor.

### Applicant's Justification

The applicant states that the topography of the site slopes toward the south and east property lines, requiring increased retaining wall height and fill to facilitate proper drainage. As an alternative to common open space, each unit will feature a rear yard with a minimum depth of 15 feet, providing a practical outdoor area suitable for children to play, social gatherings, outdoor cooking, and relaxation. Attached sidewalks currently exist along the property's frontage and extend on both sides of Pecos Road. Lastly, the applicant states that reduced driveway separation

is due to the attached housing product, which features side-by-side garages and street parking that require alternative driveway configuration.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
West	City of North Las Vegas	R-1 (AE-65)	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-26-700012	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0161	A zone change from RS20 to RS2 is a companion item on this agenda.
TM-26-500045	A tentative map for 24 single-family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Common open space serves numerous purposes, including preservation of natural areas and resources, ensuring greater access to open areas and recreation, reducing the heat island effect, and providing public health benefits. The absence of open space conflicts with Policy 1.3.5 of the Master Plan, which encourages the integration and connection of parks, trails, community gardens, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents. Staff finds that the elimination of the required 4,800 square feet of open space may adversely affect the future residents of the subdivision, who would benefit from this amenity. Therefore, staff cannot support this waiver request.

### Waivers of Development Standards #2

While staff can understand the applicant's request to increase retaining wall height and fill along the south and east property lines, staff is concerned that these deviations will adversely affect the existing residences to the south and east. The combination of the proposed retaining walls and screen walls will be approximately 11 feet in height, which is out of character with the existing residential development adjacent to the site. Therefore, staff cannot support these waivers.

### Waivers of Development Standards #3

No longer needed.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed subdivision is consistent with Policy 1.1.1 of the Master Plan, which encourages the provision of diverse housing types that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes. The project also supports Policy 1.1.4, which encourages infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. However, staff finds that the site could be redesigned to comply with Title 30 by reducing the height of the proposed retaining walls and the corresponding fill, which would mitigate potential impacts on the residences to the south and east of the site. Additionally, the provision of open space would significantly enhance the subdivision for future residents. For these reasons, staff cannot support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #4

Staff cannot support the request to allow the existing attached sidewalk to remain on Pecos Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

#### Waiver of Development Standards #5

Staff cannot support the request to reduce the driveway separation from the property line. The reduction will decrease the visibility of vehicles exiting their driveway and increase potential conflicts between vehicles and pedestrians.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 3, 2026 at 9:00 a.m., 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0480-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AVENDANO PROPERTY DEVELOPMENT, INC

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135