

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0155-WINDING RIVER RANCH, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; and **2)** waive full off-sites improvements in conjunction with an existing single-family residence in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain. MK/my/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-23-701-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Torrey Pines Drive and Rome Boulevard where two, 5 foot wide landscape strips on both sides of a detached sidewalk are required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on Torrey Pines Drive and Rome Boulevard where required per Section 30.04.08C.

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6690 N. Torrey Pines Drive
- Site Acreage: 2.28
- Project Type: Single-family residential

**Request, Site Plan, & Elevations**

The site plan depicts the subject site being an undeveloped parcel (APN 125-23-701-009) located at the northeast corner of Torrey Pines Drive and Rome Boulevard with the same owner as the adjacent property to the north (APN 125-23-701-006). The applicant is proposing to construct the following agricultural areas: an arena on the east half of the subject parcel, 2 pastures on the west half of the subject parcel, and perimeter screening.

There is an existing chain-link fence along the north property line and an existing 6 foot high block wall is located on the northern half of the east property line, adjacent to the neighbor to the

east that runs north to south with an overall length of 150 feet. A new 6 foot high wall will extend south, but the wall will be set back 15 feet from the south property line (adjacent to the front yard).

Along the south property line (Rome Boulevard) and the southern 15 foot of the east property line, the applicant is proposing a 4 foot high decorative vinyl split rail fence with a 6 foot high wrought-iron gate decorated with stone pillars. Along the west property line (Torrey Pines Drive), the 4 foot high decorative vinyl split rail fence continues north for 280 feet in length.

#### Landscaping

The applicant is not proposing any street landscaping or off-site improvements as required per Title 30.

#### Applicant's Justification

The applicant would like to utilize the subject parcel to add additional arena and pasture areas as an extension to their existing stables, arena, and primary residence to the north. The applicant will not install street landscaping and full-off-site improvements along Torrey Pines Drive and Rome Boulevard due to the equestrian nature of the area. There are no off-site improvements to the east, west, and north. Although there are off-site improvements to the south in conjunction with an existing single-family residential development, installing off-site improvements and street landscaping will look out of place and detract from the uniformity of the parcels to the east and west.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0485	Vacated portions of rights-of-way	Approved by BCC	October 2022
VS-1320-02	Vacation of rights-of-way - recorded	Approved by BCC	June 2003

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

#### **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

The purpose of street landscaping is to help enhance community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials, reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort, create streets that are safe and enjoyable for people walking, biking, taking transit, or driving. Staff finds this request is a self-imposed hardship. Since there is sufficient area on-site to provide the required landscaping, which would be a 6 foot landscape area of off-site improvements are waived. Therefore, for these reasons staff does not support this request.

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

#### Waiver of Development Standards #2

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

### **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Completion and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 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**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**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 for any sanitary sewer needs, to contact 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:** WINDING RIVER RANCH, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,  
LAS VEGAS, NV 89102