

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0031-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to reduce the back of curb radius.

DESIGN REVIEW for a single-family residential development on 7.03 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-101-016; 163-34-101-022

WAIVER OF DEVELOPMENT STANDARD:

Reduce the back of curb radius to 15 feet where 20 feet is the minimum required per Uniform Standard Drawing 201 (25% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.41 (east parcel)/4.62 (west parcel)/7.03 (total)
- Project Type: Single-family residential subdivision
- Number of Lots: 19 (east parcel)/36 (west parcel)/55 (total)
- Density (du/ac): 7.88 (east parcel)/7.79 (west parcel)
- Minimum/Maximum Lot Size (square feet): 3,375/5,793 (east parcel)/3,307/5,425 (west parcel)
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,441/4,004

Site Plans

The plans depict 2 diagonally positioned parcels with Pioneer Way right-of-way in between. The first parcel is APN 163-34-101-016 to the east of Pioneer Way, and APN 163-34-101-022 is the second parcel on the west side of Pioneer Way, located to the southwest of APN 163-34-101-016.

APN 163-34-101-016 is a 2.41 acre lot located on the east side of Pioneer Way. The applicant is proposing to develop this parcel as a 19 lot detached single-family residential subdivision. Access to the subdivision is shown from Pioneer Way to the west via a 42 foot wide private street, which connects to a north-south private street that terminates as a cul-de-sac. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private streets.

APN 163-34-101-022 is a 4.62 acre lot located on the west side of Pioneer Way and the north side of Oquendo Road. The applicant is proposing to develop this parcel as a 36 lot detached single-family residential subdivision. Access to the subdivision is shown from Pioneer Way to the east via a 42 foot wide private street, which connects to 2 north-south private streets. All 3 private streets terminate as cul-de-sacs. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private streets.

Landscaping

The plans show 15 foot wide common elements along all the public streets consisting of 5 foot wide detached sidewalks and two, 5 foot wide landscape strips. Large trees and shrubs have been provided within the landscape strips to Code standards. The plans also depict common elements with 10 foot wide landscaping strip consisting of trees and shrubs within the interior of the west subdivision.

Elevations

Several models consisting of 2 story and 3 story homes are proposed with this subdivision. The plans show the 2 story models at a maximum height of 29 feet, where 35 feet is the maximum height shown for the 3 story options. All models and elevations feature pitched tile roofs, varied rooflines, stucco siding, trim around doors and windows, and porches, while some also offer stone veneer on front elevation, covered patios, and balconies.

Floor Plans

The plans for the 2 story models show 2 car garages, kitchen, family room, dining room, and flex room on the first floor, and bedrooms/bathrooms and a loft on the second floors. The plans for 3 story models feature 2 car garages, storage room, game room and/or bedrooms/bathrooms on the first floor, and kitchen, family room, dining room, and bedrooms/bathrooms on the second floor, and a game room or bedrooms/bathrooms on the third floor.

Applicant's Justification

The applicant states the proposed development will offer up to 6 different housing plans with 3 separate elevations per plan. These plans include 2 story and 3 story homes. The target buyers are established families and next generation upgraded homebuyers. The applicant also requested a waiver to allow the back of curb radius to be reduced to 15 feet on 2 locations within the project site on the east parcel. They further state this reduction is needed in order to maintain 12 feet from the curb return to the edge of the driveway on Lots 2 and 11. Per a previous meeting with Clark County Public Works, this waiver is preferred over a waiver for the distance between the curb return and the driveway, and will pose no adverse impacts to the site and its residents.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20 (AE-60)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-25-0030	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0032	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-500004	A tentative map for 19 single-family residential lots and common lots is a companion item on this agenda.
TM-25-500005	A tentative map for 36 single-family residential lots and common 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**Waiver 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 uses 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.

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 development meets the Title 30 planning requirements. Provided landscaping will enhance the area, while the architectural design is consistent with the other existing developments within the area. Therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to reducing the of back of curb radius to the driveways. The reduction is only for lots internal to the development, which will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118