

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0099-ELDORADO SPRINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Proctor Street and south of Starchild Lane within Paradise. JG/sd/kh
(For possible action)

RELATED INFORMATION:

APN:

177-12-530-027 through 177-12-530-031ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a porch on lot 31 to extend up to 4 feet into the street side setback where 3 feet is the maximum for an architectural intrusion allowed per Table 30.02-4 (a 25% increase).
- b. Reduce the rear setback for lots 27, 28, 29, 30, and 31 to 13-feet where 15-feet is required per Section 30.02.07 (a 14% reduction).

DESIGN REVIEW:

An additional single-family residential model for lots 27, 28, 29, 30, and 31 of a previously approved single-family residential development.

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.2 (portion)
- Project Type: Single-family residential
- Number of Lots/Units: 43
- Density (du/ac): 7.3
- Lot Size minimum/maximum: 3,503/4,589
- Number of Stories: 2
- Building Height (feet): 28

Site Plan & History

The plans depict a previously approved single-family residential development consisting of 43 lots on 6.3 acres with a density of 7.3 dwelling units per acre in March 2022. The minimum and maximum lot sizes are 3,533 square feet and 8,025 square feet. The sole means of ingress and egress to the proposed development is via a private street that connects to a north/south private street, Aquarena Way, located immediately north of Eldorado Lane. Two east/west private streets measuring 37 feet in width, Pelky Lane and Starchild Lane, and 2 north/south private streets measuring 37 feet in width, Grasso Street and Proctor Street, service the interior of the development.

The applicant is now requesting to intrude the porch on lot 31, 4-feet into the street side setback where 3-feet is the maximum allowed and to also reduce the rear yard setbacks for lots 27, 28, 29, 30, and 31. In addition, the applicant is requesting to add additional models for lots 27, 28, 29, 30, and 31.

Landscaping

Landscaping is not part of the application request, and no changes are proposed to the previously approved plans under DR-22-0019.

Elevations

The plans depict new 2 story, 28 foot high models with different elevations for the subject parcels. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. The previously approved design review (DR-22-0019) depicted 2 story model homes with multiple elevations with a maximum height of 28 feet. The new models provided are similar in height and exterior materials.

Floor Plans

The new models range in size from 1,900 square feet to 2,385 square feet. They feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages. The previously approved design review (DR-22-0019) depicted the homes range in size from 1,896 to 2,417. The new models are similar in size to the previously approved models.

Applicant's Justification

The applicant states the requested reductions in the setbacks is to accommodate the smallest product within the lot's buildable area. Lot 31 is surrounded by other lots and does not impact adjacent properties. The rear yard setback reduction is needed to accommodate one of their smallest products within the lot's buildable area. Lots 27-31 are surrounded by other proposed lots and does not impact adjacent properties. Lots 27-30 will comply with all other setback requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0272	Vacated and abandoned easements - recorded	Approved by PC	August 2024
TM-22-500011	Tentative map for a 43 lot single-family development	Approved by BCC	March 2022
DR-22-0019	Design review for single-family residential development and finished grade	Approved by BCC	March 2022
ET-19-400045 (TM-0122-12)	First extension of time for a tentative map consisting of 52 single-family residential lots - expired	Approved by PC	May 2019
WS-19-0255	Reduced side yard setbacks and a design review for a single-family residential development - expired	Approved by PC	May 2019
NFM-0121-15	Final map for 5 single-family residential R-E zoned lots - recorded	Approved by ZA	April 2016
VS-0791-15	Vacated and abandoned a portion of right-of-way being McLeod Drive - recorded	Approved by PC	January 2016
WS-0751-12 (ADET-0344-15)	Administrative extension of time to reduce lot size until April 23, 2016 to complete	Approved by ZA	April 2015
ZC-1660-02 (ADET-0343-15)	Administrative extension of time for a zone change to R-E and R-2 zoning until April 23, 2016 to complete	Approved by ZA	April 2015
TM-0122-12	Original application for 52 single-family residential lots	Approved by PC	February 2013
WS-0751-12	Reduced lot size to 15,000 square feet in the R-E zoned portion of the development	Approved by PC	February 2013
ZC-1660-02 (ET-0124-11)	Third extension of time approved until January 22, 2015 to complete	Approved by BCC	February 2012
ZC-1660-02 (ET-0300-08)	Second extension of time approved until January 22, 2012 to complete	Approved by BCC	December 2008
WS-1176-07	Reduced 3 R-E zoned lots to a minimum 18,000 square feet with the condition that Lot 48 be 15,000 square feet - expired	Approved by BCC	January 2008
TM-0280-07	52 lot single-family residential development - expired	Approved by BCC	January 2008
ZC-1660-02 (ET-0313-05)	First extension of time approved until January 22, 2009 to complete	Approved by BCC	February 2006
TM-0346-05	Tentative map for a 61 lot single-family residential subdivision - expired	Approved by PC	January 2005
ZC-1660-02 (WC-0036-03)	Waived conditions requiring right-of-way dedication to include 30 feet for McLeod Drive and a spandrel at the intersection of McLeod Drive and Eldorado Lane	Approved by BCC	March 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1660-02	Reclassified the site to R-E and R-2 zoning for a single-family residential development	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South, West & North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential (remainder of the subdivision)
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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 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.

Staff finds the waiver request to be a self-imposed hardship since the setback reduction is only necessary due to the design and size of the proposed homes. The applicant has not provided any information to show unique issues on the lots such as easements or topographic features that would justify the setback reduction. Staff cannot support this request.

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.

Each of the homes have incorporated architectural enhancements that are shown on all sides of the proposed residences, including varied rooflines, and/or architectural enhancements on all sides. Staff finds that the design of the residences are compatible with the surrounding residential

development in the area and previously approved plans under DR-22-0019; therefore, staff can support the design review.

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 of the design review; denial of waiver of development standards.

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:

- 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

- No comment.

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 is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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