

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400136 (WS-23-0439)-PREMIER PROPERTY PRESERVATION, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to eliminate sidewalk and street landscaping.

DESIGN REVIEW to increase finished grade in conjunction with a single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located north of Ponderosa Way and west of Duneville Street within Spring Valley.
MN/jud/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-202-010

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate sidewalk and street landscaping along Ponderosa Way and Duneville Street where a detached sidewalk and landscaping is required per Figure 30.64-17.

DESIGN REVIEW:

Increase finished grade to 4 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 2
- Project Type: Landscape and finished grade

Request & Site Plan

The previously approved plan was related to a waiver to eliminate the perimeter landscaping and sidewalk along Ponderosa Way and Duneville Street associated with a minor subdivision (MSM-22-600025). The minor subdivision map indicated that the site, 2.5 acres, will be subdivided into 4 parcels. Thirty feet will be dedicated for public right-of-way along Ponderosa Way and Duneville Street respectively. Along the northern property line is a 5 foot drainage easement.

Additionally, the applicant was requesting an increase in finished grade to 4 feet due to the topography of the subject site.

Landscaping

No landscaping or sidewalk were provided along Ponderosa Way and Duneville Street.

Elevations

The previously approved plans depicted perimeter screen and retaining walls at a maximum height of 9 feet. Six feet were proposed to be a screen wall and the additional 3 feet were proposed to be retaining walls. Along the northern property line, the perimeter wall was set back 5 feet south in order to accommodate the 5 foot wide drainage easement.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0439:

Comprehensive Planning

- Provide 1 medium tree every 20 feet inside the walls along Ponderosa Way and Duneville Street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Duneville Street, 30 feet for Ponderosa Way and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;

- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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.

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 #0341-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states the project had been temporarily placed on hold due to personal matters. However, those matters have been resolved and the applicant is ready to move forward with the originally approved project. Per the applicant there are several active permits related to the site which are related to Public Works, Mapping, and the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0439	Waiver of development standards and design review for a 4 lot single-family residential development	Approved by BCC	September 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that there is an active Building Permit for early grading (BD23-53025), and approved drainage study (PW-23-18862), and an active off-site permit (PW23-17700). Staff recommends that the applicant demonstrate continued due diligence toward commencing the project. As this is the first request for an extension of time, staff is able to support the extension.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until September 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS: 2

PROTEST: 5

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145