

02/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0879-STONE LAND HOLDING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** increase accessory structure height; and **4)** eliminate full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv
(For possible action)

RELATED INFORMATION:

APN:

177-24-201-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Topaz Street where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.
- b. Eliminate street landscaping along Oleta Avenue where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.
2. Increase the proposed retaining wall height to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
3. Increase the allowable height of proposed accessory buildings to 17 feet where 14 feet is the maximum height allow per Section 30.02.05 (a 21% increase).
4. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Topaz Street where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Oleta Avenue where required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.28
- Project Type: Single-family residential subdivision

- Number of Lots: 10
- Density (du/ac): 2.33
- Minimum/Maximum Lot Size (square feet): 14,676 (gross)/17,240 (gross) - 14,118 (net)/17,240 (net)
- Number of Stories: 1
- Building Height (feet): 21 (primary)/17 (accessory)
- Square Feet: 3,675 (minimum)/3,780 (maximum)

Site Plans

The plans depict a proposed 10 lot single-family detached residential development located on the south side of Oleta Avenue, and east of Topaz Street. The plans show the overall site is 4.28 acres with a density of 2.33 dwelling units per acre. The lot sizes range from 14,676 square feet to 17,240 square feet.

There is an existing drainage easement running north to south, along the east side of the site and it is identified as a common element. Additionally, there are 2 other drainage easements on the site, one that runs east to west on the east side of the private cul-de-sac bulb and another which runs north to south along the east side of Lot 9. Access to the site is from Topaz Street via a 38 foot wide private street running east to west through the center of the proposed subdivision which terminates as a cul-de-sac. All of the lots will face into and access the private street. The cross sections indicate a proposed 6 foot high maximum retaining wall along the north property line.

The plans depict an over height retaining wall up to 6 feet with a 6 foot high screen wall on top, thus necessitating a waiver for the retaining wall height. This wall is located along the north property lines of Lots 2 through 5 and along the eastern boundary of Lot 5.

Lastly, the applicant is requesting to waive full off-site improvements along Topaz Street and Oleta Avenue.

Landscaping

The applicant is proposing not to install street landscaping; therefore, this application includes waivers of development standards to eliminate required street landscaping along Topaz Street and Oleta Avenue.

Elevations

The plans depict 3 different model homes with the choice of 5 different architectural styles (Mid-Century Modern, Prairie, Contemporary). All of the designs are 1 story with a maximum height of 21 feet. The applicant is requesting a waiver of development standards to allow proposed accessory buildings at a maximum height of 17 feet, where 14 feet is the maximum. The proposed accessory buildings are different options of accessory living quarters (casitas). Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes in earth tone color palettes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The applicant is proposing 2 different floor plans that range in area from 3,675 square feet to 3,780 square feet. Both plans are customizable, including additional bedrooms, multi-generational suites, offices, and flex space. Homes can be expanded with optional casitas and 2 to 4 garage configurations, or an RV garage.

Applicant's Justification

The applicant states the proposed 10 lot single-family residential subdivision complies with the conditions of approval of NZC-1760-04. The applicant further states the request to eliminate required street landscaping is needed since they are also asking to eliminate full off-site improvements and with no developed sidewalks, there is no need for street landscaping. The applicant states that areas west of McLeod Drive to Topaz Street are developed without full off-site improvements and the neighbors in the vicinity support development under 'rural' standards. The request allows this site to remain consistent with the rural standards of the neighborhood.

Additionally, the request for waiver of development standards to allow an over height retaining wall along Oleta Avenue is due to the existing topography which falls approximately 8 feet from south to north along the east boundary of the site. The combination of the internal street elevation design, the proposed internal lot drainage patterns, and the existing ground elevation of the Oleta Avenue alignment result in the need for retaining wall in excess of 3 feet along the north property line. The request for waiver of development standards to allow over height accessory building is needed for the optional accessory structures range in height from 13 feet, 11 inches to 16 feet, 8.5 inches. Approval of this request allows the developer to offer all casita options to potential homebuyers to match the main home elevation options.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0467-05	Tentative map consisting of 15 single-family residential lots (a reversionary map was later approved)	Approved by PC	October 2005
VS-1270-05	Vacation and abandonment of patent easements and right of way - recorded	Approved by PC	October 2005
UC-1269-05	Use permit for a planned unit development and design review for building elevations	Approved by PC	October 2005
NZC-1760-04	Nonconforming zone change to reclassify 5 acres from R-E to R-D zoning	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
TM-25-500214	A tentative map for a 10 lot single-family residential subdivision 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

Staff finds that Title 30 allows for alternatives in street landscaping. When curb, gutter, and sidewalks are not installed, a 6 foot wide landscaped area shall be provided on-site. Street trees are beneficial and reduces the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Staff does not support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds that the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. While staff acknowledges the increase in retaining wall height is the result of these considerations, there are alternatives that are provided within Title 30 that can be utilized to either minimize or completely eliminate this waiver. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the requested waiver of development standards to increase the accessory building height should not have a negative impact on the adjacent properties. The 21% increase request is still lower than the proposed height of the primary buildings, which are designed to be no higher than 21 feet high. Therefore, staff can 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 other 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.

The proposed single-family subdivision presents a variety of residential models which allows for different architectural styles and layouts. The proposed homes use materials and color palettes which are harmonious to the surrounding existing neighborhoods. The accessory building height increase should not have a detrimental impact to the adjacent properties. However, staff is concerned with the lack of landscaping along both Topaz Street and Oleta Avenue, as well as the increase in retaining wall height along Oleta Avenue. Eliminating the required street landscaping and providing high walls along the street frontages of the site does not support Master Plan Policy 1.3.1 which in part encourages the integration of varied housing models, architectural styles, streetscapes, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity. In addition, since staff does not support the waivers of development standards, staff is also unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

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

Approval of waiver of development standards #3; denial of waivers of development standards #1, #2, #4, and the design review.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0264-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval of waivers of development standards #2 through #4 and the design review; denial of waiver of development standards #1 (applicant to hold a neighborhood meeting prior to the Board of County Commissioners meeting on February 18, 2026; updated drainage study required).

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119