

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0159-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along the east property line to 11 feet where 3 feet is the maximum per Section 30.04.03C (a 267% increase).
- b. Increase the height of a retaining wall along the north property line to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 67% increase).
2. Reduce the street intersection off-set between the proposed private street and Riglos Rock Drive to 16 feet where 125 feet is the standard per Section 30.04.08F (an 87% 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: 3.02
- Project Type: Single-family residential subdivision
- Number of Lots: 20
- Density (du/ac): 6.62
- Minimum/Maximum Lot Size (square feet): 3,399/5,400
- Number of Stories: 2 to 3
- Building Height (feet): 35
- Square Feet: 2,847 (minimum)/4,004 (maximum)

Site Plans

The plans show a proposed 20 lot single-family detached residential subdivision located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue. The plans depict the overall site is 3.02 acres with a density of 6.62 dwelling units per acre. The lots range in size from 3,399 square feet up to 5,400 square feet. The plans show all lots will be accessed from a north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the east side of the street. The private street runs approximately 320 feet through the length of the subdivision and terminates in a cul-de-sac. The plans also show a proposed 15 foot wide drainage channel located along the northern portion of the site. Five foot wide detached sidewalks are provided along both Buffalo Drive and Mesa Vista Avenue. A total of 44 parking spaces are required on-site with 4 parking spaces provided through the garage and driveway for a total of 80 parking spaces. The cross sections indicate an 11 foot tall retaining wall is proposed along the east property line while a 4 foot tall retaining wall is proposed along the north property line.

Landscaping

The plan depicts street landscaping will be provided along both Buffalo Drive and Mesa Vista Avenue consisting of a 5 foot wide landscape strip, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Shoestring Acacia (*Acacia Stenophylla*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk, where possible, with a tree every 30 feet on center. Overall, a total of 16 trees are provided along the streets, 7 trees along Mesa Vista Avenue, and 9 trees along Buffalo Drive, where 16 trees are required.

Elevations

The elevations show 4 different home models with 3 possible exterior designs. Each exterior corresponds with either a Modern, Contemporary, or Craftsman style. Two models are 2 stories tall with 2 models that are 3 stories and will range in height from 24 feet to 35 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 3,399 square feet up to 5,400 square feet, including garage, porch, and optional spaces which range in size between 35 square feet and 120 square feet, spread across 2 and 3 floors. Each model has 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, in-laws' suite, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The need for the retaining wall height increase is due to the sewer point of connection being located in Mesa Vista Avenue, and to provide minimum sewer slopes and cover, the finished grade in the private street at the cul-de-sac is set at the maximum elevation. There is an existing drainage channel along the east property line that is significantly lower than the existing ground of this parcel. The request for the reduced street off-set is due to the similar size and shape of the abutting parcels and the proposed set-up will eliminate any conflicting left turns.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-262-90	Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment	Approved by BCC	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS5.2 & PF	Single-family residential development & Spanish Trails Country Club
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

*The Tropicana Flamingo Wash is directly to the north of the subject site.

Related Applications

Application Number	Request
ZC-25-0158	A zone change from PF to RS3.3 is a companion item on this agenda.
VS-25-0160	A vacation and abandonment of a portion of Buffalo Drive is a companion item on this agenda.
TM-25-500038	A tentative map consisting of 20 single-family residential 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

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 reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the correct topography of the site and the drainage

needs of the proposed subdivision. Plans show the subdivision to the east is elevated with a 4 foot high retaining wall. If a 6 foot high wall was placed on top, the wall height would be about at the same elevation as the proposed 11 foot high retaining wall. Staff also finds the retaining wall along the north to be minimal considering there is a large drainage way to the north. For these reasons, 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 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.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different architectural enhancements for the access points of the homes. The proposed homes are similar in scale and size to the surrounding area. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4 and Spring Valley Specific Policy SV-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. However, since staff cannot support waiver of development standards #2, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the street intersection off-set between Street "A" and Riglos Rock Drive as the reduction will cause left turn conflicts creating a potential for collisions.

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 waiver of development standards #1; denial of waiver of development standards #2 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.
- 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;
- Right-of-way dedication to include 25 feet back of curb for Mesa Vista Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb 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

- No comment.

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 #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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