

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0466-CCC, LLC & 3.30.300, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase retaining wall height; **3)** increase fill; **4)** waive full off-site improvements; and **5)** increase driveway width.

DESIGN REVIEW for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

125-23-101-007; 125-23-101-008; 125-23-101-011 through 125-23-101-016; 125-23-101-018; 125-23-101-023 through 125-23-101-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front yard setback to 20 feet where 40 feet is the minimum required setback per Section 30.02.04 (a 50% reduction).
2. Increase the height of retaining wall to 5 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 67% increase).
3. Increase fill height to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 33% increase).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Elkhorn Road where off-site improvements are required per Section 30.04.08C.
5. Increase the driveway width to 30 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 7% increase).

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.95
- Project Type: Single-family residential development
- Number of Lots: 27
- Density (du/ac): 1.93

- Minimum/Maximum Lot Size (square feet): 20,362 (gross)/26,956 (gross)/18,006 (net)/21,836 (net)
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 3,099 to 5,158

Site Plans

The plans depict a proposed single-family residential subdivision with access to the site from Elkhorn Road. All of the proposed lots have access from the internal private street. All private streets measure 39 feet wide with modified roll curbs on both sides and no sidewalks. Sakai Avenue and Tottori Avenue are east/west streets that intersect Shawood Street to the east and Gifu Street to the west. Shawood Street terminates as a stub on the south end, and Gifu Street terminates as a stub on the opposite end of the street. Lastly, pedestrian access gates are provided along the north property line of Lots 2 through 5 to allow property owners to access and maintain the 10 foot landscape easement along Elkhorn Road.

The waiver of development standards has been requested to reduce the front yard setback for the proposed lots to 20 feet, where 40 feet is the minimum required setback per Section 30.02.06 for all lots within the subdivision.

In addition, a waiver is requested to increase the height of the retaining wall to 5 feet where a maximum of 3 feet is permitted per Code. Also, a waiver to increase the fill height to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F. The requests for waivers of the retaining wall height increase, and increase fill are located on the following locations:

- Along the entire west boundary on Lots 5 through 9.
- Along the portion of the east boundary on Lots 15 through 18.
- Along the portion of the south boundary on Lots 10 and 11.

Lastly, the applicant is also requesting a waiver to increase the width of the proposed residential driveways to accommodate proposed 3 car and 4 car garages.

Landscaping

A 10 foot wide landscape easement is provided along Elkhorn Road (north property line). The plan depicts large trees planted every 23 feet on center. The applicant is proposing not to install full off-site improvements; therefore, necessitating an additional waiver of development standards.

Elevations

The plans depict single-story models with a maximum height of 28 feet, as well as accessory dwelling units with a maximum height of 19 feet and RV garages with a maximum height of 24 feet as options. The elevations on all 4 sides feature a flat concrete tile roof, Nichiha siding, a roof opening, bell burn ceramic, stone veneer, a parapet wall, horizontal siding, board and batten, metal awning options, and various garage door patterns.

Floor Plans

The plans depict single-family residences with 4 to 5 bedrooms and 3.5 to 4.5 bathrooms. Each home will have 3 to 4 car garages. In addition, the development will provide options for accessory dwelling units, and RV garage with accessory dwelling unit above it. The submitted floor plans show a minimum area of 3,099 square feet to 5,158 square feet.

Applicant's Justification

The applicant requests a waiver to reduce the front setback to accommodate the functional and aesthetic requirements of the project. Due to the width, maintaining the standard front setback of 40 feet would significantly restrict the buildable space on the property. To ensure that the house fits within the lot boundaries while still meeting the design intent. The waiver requests for increased fill and retaining wall height which are necessary to maintain adequate drainage. The request to waive the off-site improvements on Elkhorn Road arises because the existing road has minimal paving and the area follows rural street standards that have been previously accepted. The adjacent residential communities to the north, south, and east similarly lack the off-site improvements, which establishes a precedent for the current development. The existing infrastructure standards in the surrounding area mean implementing off-site improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the community framework, maintaining a uniform development standard across neighboring properties. The increase in driveway width waiver is necessary to accommodate the 3 to 4 car garage offered with all the plans and allow for unimpeded vehicular ingress and egress.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0265-01 (ET-0127-03)	Extension of time to vacate the public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003
VS-0265-01	Vacated public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way	Approved by BCC	July 2003

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1320-02	Vacated public rights-of-way being portions Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001
ZC-1871-99	Reclassified 15.3 acres from R-A to R-E zoning for a single-family residential subdivision	Approved by BCC	January 2000
VS-1561-94	Vacated and abandoned easements and public rights-of-way being 1 mile portion of Rainbow Boulevard	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS40 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Recreational facility & farm

Related Applications

Application Number	Request
VS-25-0467	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-25-500116	A tentative map for a 27 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 the reduction of front setback is simply due to the footprint of the homes being too large for the proposed lots. A reduction in square footage would eliminate the need for a waiver of development standards. The proposed reduction in setbacks does not comply with the Rural Neighborhood Preservation (NPO) rules in Title 30, Chapter 30.02.26(F), which state that main buildings in NPO areas must follow the district rules that require a 40 foot front setback in the RS20 zoning district. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood over time as well as the character of the surrounding area. For these reasons, staff cannot support this request.

Waivers of Development Standards #2 & #3

The purpose of reviewing increased retaining wall height and grade fill is to ensure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height and grade fill. Staff finds that the proposed retaining wall and grade fill are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. The affected lots for these waivers are Lots 5 through 9 along the west boundary line, along the east boundary line on Lots 15 through 18, and along the portion of south boundary line on Lots 10 and 11. The retaining wall height and grade fill increases will have a minimal impact on the adjacent parcels. 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 elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes and accessory structures meet the minimum design required by Title 30. The landscaping is compatible with the surrounding area. However, approval of this request is contingent upon approval of the waivers of development standards, which staff does not support.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on Elkhorn Road when there are existing full improvements on the northwest side of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #5

The increase is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the increase. Therefore, staff has no objection to the request to increase driveway widths.

Staff Recommendation

Approval of waivers of development standards #2, #3, and #5; denial of waivers of development standards #1 and #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 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-23-101-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval (waiver of development standards #2 amends the plans to show Lot 15 have the requested fill and a perimeter fence; and waiver of development standards #4 include a landscaped path).

APPROVALS:

PROTESTS:

APPLICANT: WOODSIDE HOMES OF NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118