

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0415-WORLD RESORT DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce and eliminate street landscaping; **3)** reduce gross lot area; **4)** allow attached sidewalk; and **5)** waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain.
AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-601-021; 138-05-601-022

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback to a minimum of 21.5 feet where 40 feet is the minimum setback per Section 30.02.04B (a 46% reduction).
 - b. Reduce the rear setback to a minimum of 27.5 feet for Lots 1 through 3 where 30 feet is the minimum setback per Section 30.02.04B (an 8% reduction).
 - c. Reduce the rear setback to a minimum of 29 feet for Lots 6 through 8 where 30 feet is the minimum setback per Section 30.02.04B (a 3% reduction).
2.
 - a. Reduce the width of the street landscaping strip along Riley Street to 5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 50% reduction).
 - b. Reduce the width of the street landscaping strip along Bonita Vista Street to 5 feet where a minimum of 6 feet is required per Section 30.04.01D (a 17% reduction).
 - c. Eliminate street landscaping along Craig Road where a minimum 6 foot wide landscaping strip is required per Section 30.04.01D.
3. Reduce the gross lot area to 19,200 square feet where 20,000 square feet is required per Section 30.02.04B (a 4% decrease).
4. Allow an attached sidewalk along Riley Street where a detached sidewalk is required per Section 30.04.08C
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Craig Road and Bonita Vista Street where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 19,262/22,342 (gross)/16,755/21,073 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)
- Square Feet: 3,313 (minimum)/4,014 (maximum)

Site Plans

The plans depict a proposed 8 lot single-family detached residential development located on the north side of Craig Road, the west side of Bonita Vista Street, and the east side of Riley Street. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 19,262 gross square feet up to 22,342 gross square feet, and 16,755 net square feet up to 21,073 net square feet. All lots will be accessed from Bonita Vista Street via a 37 foot wide private street that will run east to west and terminate in a cul-de-sac. A 5 foot wide attached sidewalk will be provided along Riley Street and no additional off-site improvements are shown on Craig Road or Bonita Vista Street.

Landscaping

The plan depicts a 5 foot wide landscaping strip along Riley Street and Bonita Vista Street. The plans show that both landscape strips will contain medium trees spaced 20 feet on-center as well as shrubs and groundcover. No landscaping is shown along Craig Road.

Elevations

The elevation plans depict 4 different models with Models 1 through 3 being offered in 2 different finishes and Model 3 being offered in 3 different finishes for a total of 9 potential designs. All of the designs are 1 story with a maximum height of 24 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The plans feature multiple bedrooms, bathrooms, a custom kitchen, a 2 car garage, and several other amenities. Each of the models also offers an optional attached RV garage. The proposed homes range in size from 3,313 square feet to 4,014 square feet.

Applicant's Justification

The applicant states the design of the proposed subdivision is consistent with other developments in the area. In addressing the waivers for the front setbacks, the elimination of street landscaping along Craig Road, and the elimination of off-site improvements along Craig Road and Bonita Vista Street, the applicant states that complying with the current Code requirements would be inconsistent with other single-family residences in the surrounding area. The applicant also states

they are remaining consistent with the surrounding area by matching the attached sidewalk and 5 foot landscaping strip currently located along Riley Street with their own. Finally, the applicant states that the reductions in gross square footage for Lot 8 and the rear setback reductions for Lots 1 through 3 and Lots 6 through 8 are minor enough that they will be imperceptible.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-25-500097	A tentative map to develop an 8 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0416	A vacation and abandonment of patent easements 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 setbacks is due to the footprint of the homes being too large for the proposed lots. A modest reduction in square footage, the relocation of the homes farther into the rear yards, or the selection of a different model of home would eliminate the need for a waiver. Additionally, since the adoption of the updated version of Title 30 at the start of 2024 eliminated the exception that allowed lots to measure the front setback from the property line, and the expectation is that new developments meet the standards set forth in the Code. The proposed reduction of setbacks also goes against Neighborhood Protection Overlay standards set forth in Title 30, Chapter 30.02.26F, which state that setbacks for primary structures within NPO-RNP overlay shall be maintained in accordance with the applicable district standards. Front

setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood as well as improving the character of the surrounding area. For these reasons, staff cannot support this request.

Waiver of Development Standards #2a & #2b

While staff does not normally support the reduction in landscaping requirements, staff finds that in this case the reductions are minor enough that they should not have a negative effect on the development. Five feet of landscaping is being provided along Riley Street and Bonita Vista Street where 10 feet and 6 feet are required respectively. The reduction along Bonita Vista Street will be imperceptible from the right-of-way, and while the reduction on Riley Street is greater, the 5 feet of landscaping will match the existing street landscaping to the north.

Waiver of Development Standards #2c

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping along Craig Road would improve the area as a whole. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the reduction in gross lot size being requested is minor and should not have an impact on the rest of the development or the surrounding area. However, as some lots within the proposed development are larger than what is required by Title 30, staff finds that a slight reconfiguration of the lots may be able to eliminate this waiver entirely. For this reason, 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.

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with 4-sided architecture, which will make the subdivision better as a whole. However, staff is concerned with the elimination of street landscaping along Craig Road. Moreover, the front and rear setback reductions could have been avoided by using different models or reducing their size. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Riley Street. The site has no existing off-site improvements; therefore, there is no reason a detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #5

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. Furthermore, as Craig Road is a major arterial street it is important that full off-site improvements are installed for the protection of not only the pedestrians in the area, but for vehicular traffic.

Staff Recommendation

Approval of waiver of development standards #2a and #2b; denial of waivers of development standards #1, #2c, #3 through #5 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;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Craig Road, Bonita Vista Street and Riley Street.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: RICK ENGINEERING

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