

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0055-DANIEL PERLA ASSOCIATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of La Madre Way and west of Durango Drive within Lone Mountain. AB/sd/cv (For possible action)

RELATED INFORMATION:

APN:

125-32-803-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along La Madre Way where a 6 foot wide minimum landscape strip shall be provided per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along La Madre Way 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: 1.08
- Project Type: Single-family residential
- Number of Lots: 2

Site Plans

The plans depict 2 proposed single-family residential lots on 1.08 acres. Lot 1 is located on the northern portion of the site, adjacent to La Madre Way. Lot 2 is a flag shaped lot and is located south of Lot 1. The applicant is requesting a waiver of development standards to waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along La Madre Way. This request is associated with a Minor Subdivision Map (MSM-24-600085) that is currently in process. In addition, the applicant is requesting to eliminate the required 6 foot wide street landscaping area along La Madre Way.

Applicant's Justification

The applicant states similar adjacent residential communities lack off-site improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing off-site improvements may not be necessary or practical. The request to eliminate street landscaping will allow a similar streetscape within the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change for various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP- II)	Approved by BCC	September 2001

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)	Single-family residential

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 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 La Madre Way would improve the area as a whole. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

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

Denial.

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 2 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;
- Applicant to construct a 5 foot asphalt path along La Madre Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- All flag lots must comply with 503.2.1.3 of the 24 IFC as amended by Clark County.

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, applicant is advised 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:

APPROVALS:

PROTESTS:

APPLICANT: DANIEL PERLA ASSOCIATES

CONTACT: JPLENGINEERING, INC., 6725 S. EASTERN AVENUE #5, LAS VEGAS, NV
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