

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0411-SCHULTZ REFINERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** eliminate street landscaping; **3)** waive full off-site improvements; and **4)** reduce street intersection off-set.

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 east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

125-30-503-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 20 feet where 40 feet is the minimum per Section 30.02.04B (a 50% reduction).
2. Eliminate street landscaping along Grand Canyon Drive and Azure Drive where required per Section 30.04.01D.7.
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Regena Avenue, Grand Canyon Drive, and Azure Drive where required per Section 30.04.08C.
4. Reduce the street intersection off-set to 122 feet where 125 feet is the standard per Section 30.04.08F (a 2.4% reduction).

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): 20,341/22,018 (gross)/18,009/19,087 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)

- Square Feet: 3,313 (minimum)/4,014 (maximum)

Site Plan

The plan depicts a proposed 8 lot single-family detached residential development located on the east side of Grand Canyon Drive, the north side of Azure Drive, and the south side of Regena Avenue. 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 20,341 gross square feet up to 22,018 gross square feet, and 18,009 net square feet up to 19,087 net square feet. All lots will be accessed from Regena Avenue via a 38 foot wide private street that will run north to south and terminate in a cul-de-sac. No off-site improvements are provided along Regena Avenue, Grand Canyon Drive, or Azure Drive.

Landscaping

The plan depicts the only street landscaping will be along Regena Avenue and will consist of a 10 foot wide landscape strip along the street, which will contain large trees spaced 30 feet on-center as well as shrubs and groundcover. No landscaping is shown along Grand Canyon Drive or Azure Drive.

Elevations

The 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 offer 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, street landscaping, and off-site improvements, the applicant states that complying with the current Code requirements would be inconsistent with other single-family residences in the surrounding area. They also state that each of their lots meets the base requirements set forth by the Lone Mountain Interlocal Agreement, and that 4 of their 8 proposed lots meet the goals set forth by the agreement. Finally, the applicant states the development would not create an adverse impact on any surrounding properties.

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

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-25-500096	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0412	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 when within a road easement, 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 #2

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 Grand Canyon Drive and Azure Drive would improve the area as a whole. Therefore, 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 lot design 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 Grand Canyon Drive and Azure Drive. Moreover, the front setback reduction could be avoided by moving the homes farther back into the lot or reducing their size. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

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 this request to not install full off-site improvements on Regena Avenue, Grand Canyon Drive and Azure Drive.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the street intersection off-set between Grand Canyon Drive and Regene Avenue. Staff finds that the proposed 8 lot subdivision should see a low volume of traffic because of the limited number of lots.

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.
- 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 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive 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;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Applicant to construct a 5 foot asphalt path along Regena Avenue, Grand Canyon Drive and Azure Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

APPROVALS:

PROTESTS:

APPLICANT: PETE LAAS

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