

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot size; **2)** increase wall height; **3)** increase retaining wall height; **4)** reduce back of curb radius; and **5)** alternative driveway geometrics.

DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum lot size to **1,848 square feet** where 2,000 square feet is the minimum required per Section 30.02.08B (**an 8%** reduction).
2.
 - a. Increase the height of perimeter walls along the south property line to **10 feet** where 6 feet is the maximum allowed per Section 30.04.03B (a **67%** increase).
 - b. Increase the height of perimeter walls along the east property line to 8 feet where 6 feet is the maximum allowed per Section 30.04.03B (a 33% increase) (**no longer needed**).
3.
 - a. Increase the height of a retaining wall along the eastern property line to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
 - b. Increase the height of a retaining wall along the western property line to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
4. Reduce the back of curb radius for internal private streets to 10 feet where 20 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
5.
 - a. Reduce the separation between driveways and property lines to 3 feet where 6 feet is the minimum required per Uniform Standard Drawing 222 (a 50% reduction).
 - b. Reduce the separation between driveway and curb returns to 2 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (an 83% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.21
- Project Type: Attached single-family residential development (Townhomes)
- Number of Lots/Units: **50**
- Density (du/ac): **11.88**
- Minimum/Maximum Lot Size (square feet): **1,848/3,477**
- Number of Stories: 2
- Building Height (feet): **29**
- Square Feet (Minimum/Maximum): 1,531/1,729 (per unit)
- Open Space Required/Provided: **10,000/10,548**

Site Plan

The proposed attached single-family residential development will consist of **10** townhouse buildings located primarily along the perimeter of the site. The townhouse buildings will consist of **4 to 6** individual and attached units that will function as a single building. The buildings will be set back from the perimeter property boundaries of the site as following: 20 feet from the east and west, 30 feet from the south, and **at 30 feet** from the north (Russell Road). All buildings will be separated from each other by at least 10 feet. The site will be subdivided into a total of **50 lots** with a density of **11.88** dwelling units per acre with access provided via 30 foot and **38 foot** wide private streets from Russell Road. All buildings will have their front door placed opposite the street they will be accessing from, with their garage door facing the street. Pedestrian walkways will connect all lots and open space areas, as well as to Russell Road. The lots will range in size from **1,848** square feet up to **3,477** square feet. All driveways will be 20 feet long. Parking is provided by the 2 car garages that each lot will be provided as well as by 12 off-street parking stalls, **split into two 6 space lots**, located to the **north of 2 proposed stub streets in the southeast and southwest corners of the site**. Along the east and west property lines, a **6 foot tall** decorative CMU block wall is proposed along with a 3.5 foot tall retaining wall. **Along the northern portion of the site behind the required street landscaping, a 6 foot tall decorative screen wall is proposed while along the south property line a 10 foot tall decorative screen wall is proposed.**

Landscaping

Along Russell Road, street landscaping is provided with 2 landscape areas that are 5 feet wide and located on each side of a proposed 5 foot wide detached sidewalk. Within these landscape areas, large trees are placed every 30 feet on center and staggered on each side of the sidewalk where possible. A total of 19 large trees are provided where 19 are required. Parking lot landscaping is also provided for the parking **areas** with large trees placed every 6 spaces within landscape islands. The site is also provided with a 15 foot wide landscape area along the southern portion of the site within a proposed common element and adjacent to an existing NPO-RNP development, with evergreen trees placed in two staggered rows every 20 feet on center. The site is also proposing **10,548 square feet** of common open space where **10,000 square feet** is required **within a large central area in the north-central portion of the site**. The common open space consists of formal planting areas, dog runs, barbeque areas, and sitting areas.

Elevations

The elevations provided show the exterior design of the homes within the development will have a similar and unified design between each building. All buildings are 2 stories tall and range in height from **28 feet to 29 feet**. All residences are shown to consist of neutral painted stucco, gabled and off-set roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered and hidden entry area and significant fenestration. The front doors of each unit will generally face away from the street into a landscaped pedestrian access area, with garage doors facing toward the street.

Floor Plan

Each building will contain between 4 to 6 units and will range in size from 4,200 square feet up to 6,636 square feet. Each unit will range in size from 1,050 square feet up to 1,134 square feet, including garage space, spread across 2 stories. Each model is shown to have 3 bedrooms with options that include walk-in closets, ensuite bathrooms, living and dining spaces, game rooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The proposed development is well sited and contains sufficient open space, parking, and driveway length. The orientation of the townhouse buildings are sited similarly to other townhome developments. The reduction in lot size is minimal and allows for more efficient use of space given the infill nature and size of the subject site. The increase of the wall height is to allow greater privacy and to deal with existing drainage conditions. The site buffers the RNP areas to the north with a higher wall, landscaping, and has a higher setback than necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1506-94	Street name change for a portion of right-of-way known as Redrock Street to Red Rock Street	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Commercial Complex

Related Applications

Application Number	Request
PA-26-700014	A plan amendment from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-26-0182	A zone change from RS20 to RS2 is a companion item on this agenda.

Related Applications

Application Number	Request
VS-26-0181	A vacation and abandonment of rights-of-way is a companion item on this agenda.
TM-26-500050	A tentative map for a 54 lot single-family attached 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

The proposed reduction in lot area is limited, **in most cases**, to the lots within the central portions of the townhouse buildings, and in many cases the proposed reductions are limited **to 152 square feet** or less. With that said, staff finds in this case, the site is relatively large in comparison to the size of the buildings and lots. There is sufficient space on the site to meet the minimum lot size required while still meeting the minimum setbacks, open space, and other such requirements. For these reasons, staff is unable to support this request.

Waivers of Development Standards #2 & #3

The purpose of reviewing increased screen and retaining wall height is to assure there are no negative impacts of these improvements on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision and the overall increase proposed is relatively minor, capped at 6 inches. Additionally, **there are already** walls to the south **that** are already existing **and are 8 feet tall**. **The proposed 10 foot wall will not represent a significant increase from the existing walls and will help to increase the privacy between the existing residences and the now proposed residences**. For these reasons, staff could support these requests, but is ultimately unable, as staff is not supporting the other waivers of development standards, and the accompanying plan amendment and zone change requests.

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 residential development is similar in character to another compact development area located to the north of the site on the other side of Russell Road. In addition, a residential development on this parcel will help to activate a long-term unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, the proposed architecture and garage styles are consistent with newer townhouse development designs with driveways that are larger than are usually provided in similar products. The street and pedestrian walkway system also allow for ease of access to the community spaces, but also to Russell Road. Additionally, the separation of pedestrian and car spaces helps increase safety. Parking is well supplied within the community through garage spaces and off-street parking stalls. Overall, staff finds that a residential development in this parcel supports Master Plan Policies 1.1.1, 1.1.2, 1.3.2, 1.4.4, and Spring Valley-specific Policy SV-1.1, which encourage in-fill development, a mix of housing types, and the location of housing near major transit corridors. However, since staff is not supporting the reduction in lot size, and the accompanying plan amendment and zone change requests, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced back of radius for the internal streets provided that Fire Prevention approves the request. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #5

Staff finds the driveway separation reductions should have no negative impact to the proposed development. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The currently planned land use designation is Neighborhood Commercial (NC), and the current zoning is Residential Single-Family 20 (RS20), which permits many airport-compatible uses. The proposed land use designation of Compact Neighborhood (CN) and proposed zoning of Residential Single Family 2 (RS2) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this requested use is incompatible with current and future noise levels present at this location. The parcels 163-36-101-002 and 163-36-102-001 lie fully within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County continues to upgrade Harry Reid International Airport facilities to meet future air

traffic demand. Due to these facts, this non-conforming zone change is incompatible with current and future noise levels at this present location. Staff recommends denial.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: May 19, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Install a 10 foot tall decorative block wall along the south property line;
- If the pathway or landscape lighting is installed between the homes and the wall on the southern boundary, the lighting shall be limited to a maximum height of 6 feet and be directed downward along the south boundary;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property

Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.

- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 7 cards

APPLICANT: PEYMAN MASACHI

CONTACT: ANN PIERCE, KAEMPFER CROWEL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135