

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0711-ACRE-AMIGO,LLC:

DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential subdivision
- Number of Lots: 12
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,511/6,539
- Number of Stories: 2
- Building Height (feet): 30.2 (maximum)
- Square Feet: 1,760 (minimum)/3,550 (maximum)

Site Plan

The plan depicts a 12 lot single-family detached residential subdivision located at the southwest corner of Eldorado Lane and Amigo Street. The plans show the overall site is 2.5 acres with a density of 4.8 dwelling units per acre. The lots range in size from 5,511 square feet up to 6,539 square feet with lots generally measuring 45 feet to 51 feet wide and 101 feet to 154 feet long. The subdivision will have access through a 39 foot wide private street with a 5 foot wide attached sidewalk on the south side of the street. The private street will take access from Amigo Street and will have 6 lots on each side of the street. In addition, the private street will terminate in a cul-de-sac. The plans show that provided driveways will be at least 20 feet long and the residences on Lot 1 and Lot 12 will be set back from Amigo Street by at least 12 feet. Five foot wide detached sidewalks are provided along both Eldorado Lane and Amigo Street. A total of 27

parking spaces are required with 2 spaces provided in the garage and driveway on each lot and 4 parking spaces provided on the street.

Landscaping

The landscape plan depicts street landscaping along Eldorado Lane and Amigo Street in 15 foot wide landscape areas within proposed common elements. Landscaping along these streets consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Indian Rosewood (Dalbergia Sisso) trees, large trees as defined by Title 30, staggered on each side of the sidewalk with a tree every 21 feet to 30 feet on center. Overall, a total of 20 trees are provided along the streets, 10 trees along Eldorado Lane, and 10 trees along Amigo Street, where 17 trees are required.

Elevations

The elevations show 9 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish colonial, Tuscan, or Craftsman style. Out of all models, 6 of the models are 1 story and the other 3 models are 2 stories tall. All homes will range in height from 16.4 feet to 30.2 feet tall, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 1,760 square feet up to 3,550 square feet including garage, porch, and optional spaces, spread across 1 to 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant’s Justification

The applicant indicates the proposed single-family residential development has a single access point from Amigo Street and consists of 1 story and 2 story homes with lots ranging in size from 5,511 to 6,539 square feet. The applicant also states the proposed homes will range in size from 1,760 to 3,550 square feet. The applicant states the homes are constructed in typical Spanish, Tuscan and Craftsman architectural styles with stucco and concrete tile roofs that are consistent with the immediate area. The applicant points out the proposed single-family residential development is in full compliance with all provisions of Title 30.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS10	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 is a companion item on this agenda.
VS-24-0712	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500153	A 12 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

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 single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing relatively different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different ways of accessing the house with some front loaded and others side loaded. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4, and Winchester/Paradise Specific Policy WP-1.5, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. For these reasons, staff can support this design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrel(s);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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

- No comment.

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 #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (require single-story homes on lots 1, 2, 11, and 12).

APPROVALS:

PROTESTS:

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012