



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: TAYLOR MORRISON OF NEVADA, LLC -
OWNER: PHANTOM GROUP, LLC**

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0026-VAR1	Staff recommends APPROVAL, subject to conditions:	
25-0026-VAR2	Staff recommends APPROVAL, subject to conditions:	25-0026-VAR1
25-0026-VAR3	Staff recommends APPROVAL, subject to conditions:	25-0026-VAR1 25-0026-VAR2
25-0026-TMP1	Staff recommends APPROVAL, subject to conditions:	25-0026-VAR1 25-0026-VAR2 25-0026-VAR3

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 679

PROTESTS 1

APPROVALS 1

**** CONDITIONS ****

25-0026-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0026-VAR2), Variance (25-0026-VAR3) and Tentative Map (25-0026-TMP1) shall be required, if approved.
2. A Variance is hereby approved, to allow a 22-foot lot width where 35 feet is the minimum required [Lot #24].
3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0026-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0026-VAR1), Variance (25-0026-VAR3) and Tentative Map (25-0026-TMP1) shall be required, if approved.
2. A Variance is hereby approved, to allow a 25-foot lot width where 35 feet is the minimum required [Lot #25].

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3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0026-VAR3 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0026-VAR1), Variance (25-0026-VAR2) and Tentative Map (25-0026-TMP1) shall be required, if approved.
2. A Variance is hereby approved, to allow a 25-foot lot width where 35 feet is the minimum required [Lot #26].
3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0026-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of Variance (25-0026-VAR1), Variance (25-0026-VAR2) and Variance (25-0026-VAR3) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Dedicate 30 feet of right-of-way for Tonopah Drive adjacent to this site on the Final Map for this site. Additionally, dedicate 15-foot radii at the Abraham Avenue intersection and all internal public intersections.
6. Construct half-street improvements including appropriate transition on Tonopah Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Approval of 22-0339-VAR1 allowed a reduce cul-de-sac for Gillis Court.
7. All Homeowner's Association common elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.
8. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.

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9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. The cross-sloped street for Gillis Court is not allowed, unless approved through the required drainage study.
11. An update to the previously approved Drainage Plan and Technical Drainage Study (DS5724) must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. A deviation of standards for a reduced cul-de-sac size is hereby approved. No other deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 27-lot single-family residential subdivision on 3.43-acres of undeveloped property located on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive. In addition, to the standard Tentative Map, the applicant is requesting three Variances for this project to allow lot widths that are less than the minimum 35-foot width for Lots #24, #25 and #26.

ISSUES

- On October 19, 2022 the City Council approved the following requests for the subject site:
 - A Rezoning (22-0339-ZON1) from U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] to R-CL (Single Family Compact-Lot)
 - A Variance (22-0339-VAR1) to allow a stub street terminus where a cul-de-sac is required and to allow a connectivity ratio of 1.00 where 1.30 is required and to allow a non-standard street termination where such is required. The Variance is set to expire on October 19, 2026.
 - A Tentative Map (22-0339-TMP1) for a proposed 29-lot single-family residential subdivision. The Tentative Map is set to expire on October 19, 2026.
- A Variance (25-0026-VAR1) has been requested to allow a 22-foot lot width where 35 feet is the minimum required [Lot #24]. Staff recommends approval of the request.
- A Variance (25-0026-VAR2) has been requested to allow a 25-foot lot width where 35 feet is the minimum required [Lot #25]. Staff recommends approval of the request.
- A Variance (25-0026-VAR3) has been requested to allow a 25-foot lot width where 35 feet is the minimum required [Lot #26]. Staff recommends approval of the request.
- The applicant has requested a new Tentative Map (25-0026-TMP1) for a proposed 29-lot single-family residential subdivision. Staff recommends approval of the request.

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ANALYSIS

On October 19, 2022 the City Council approved the following requests for the subject site:

- A Rezoning (22-0339-ZON1) from U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] to R-CL (Single Family Compact-Lot)
- A Variance (22-0339-VAR1) to allow a stub street terminus where a cul-de-sac is required and to allow a connectivity ratio of 1.00 where 1.30 is required and to allow a non-standard street termination where such is required. The Variance is set to expire on October 19, 2026.
- A Tentative Map (22-0339-TMP1) for a proposed 29-lot single-family residential subdivision. The Tentative Map is set to expire on October 19, 2026.

The subject site consists of two parcels (APNs 139-20-802-002 and 003) zoned R-CL (Single Family Compact-Lot) with a ML (Medium Low Density Residential) General Plan land use designation. The City of Las Vegas 2050 Master Plan indicates the general plan designation is intended for single family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings. The subject site is located adjacent to existing single-family detached dwellings to the west, north and east that are zoned R-1 (Single Family Residential), R-PD9 (Residential Planned Development - 9 Units Per Acre) and R-CL (Single Family Compact-Lot) respectively. The southern perimeter of the site is adjacent to an existing group home development zoned R-2 (Medium-Low Density Residential) and existing multi-family development zoned R-PD12 (Residential Planned Development - 12 Units per Acre).

The applicant has requested a new Tentative Map (25-0026-TMP1) for the residential subdivision. The submitted justification letter states, "The subject site was previously reviewed and approved along with Zone Change, Variance, and Tentative Map (22-0339) featuring 29 lots. An issue was discovered while attempting to vacate a private access easement across the site, wherein one of the owner's estates is in probate and unable to move forward with the relinquishment process. Therefore, this updated site plan is being submitted to work around the existing easement."

The new map proposes to develop the site with 27-lot single-family detached dwellings that will be developed to the existing R-CL (Single Family Compact-Lot) zoning development standards, which represents a reduction of two lots from the previously approved Tentative Map (22-0339-TMP1). Lots will vary in size from 3,056 sf to 5,320 square feet, which exceeds the minimum allowable lot size of 3,000 square feet. There will also be 7,146 square feet of landscaping located within four common elements.

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The street configuration of the site remains similar to previously approved Tentative Map (22-0339-TMP1). The site proposes public streets, with ingress and egress to the proposed development will be from Tonopah Drive via public standard streets that are 48 feet in width, with a five-foot sidewalk on either side. Also, Tonopah Drive will receive full offsite improvements, including curb, gutter, and sidewalks adjacent to the site. The subdivision will provide a six-foot wide landscaped area along Tonopah Drive, as well as a minimum 15-foot landscape area along a portion of the southern property line, with 24-inch box trees planted every 30 feet on center.

As previously approved, the proposed the development will have one non-standard street terminus located at the western perimeter of the site that does not comply with Title 19.04.100 development standards. The applicant has proposed to install a non-standard cul-de sac with a 29-foot (back of sidewalk) radius, as depicted on the Tentative Map submittal date-stamped 01/15/25. In addition, the proposed tentative map proposes a connectivity ratio of 1.00 with three links and three nodes, where 1.30 is required for the overall development. Staff notes that the previously approved Variance (22-0339-VAR1) to allow a stub street terminus where a cul-de-sac is required and to allow a connectivity ratio of 1.00 where 1.30 is required addresses the aforementioned requests to deviate from Title 19.04 development standards. This Variance is set to expire on October 19, 2026. Furthermore, the Department of Public Works previously supported the applicants request for non-standard cul-de-sac bulb by stating “this meets our minimum street sweeping radius for similar projects that have been approved in the past.” They also supported the request to allow a lower connectivity ratio due to the subject sites lack of connectivity options, since the site is land locked on the north, west and south perimeters.

In addition, the applicant has requested three Variances (25-0026-VAR1, VAR2 and VAR3) to allow a reduced allowable lot width for Lot #24, #25 and #26. The submitted justification letter states, “An issue was discovered while attempting to vacate a private access easement across the site, wherein one of the owner’s estates is in probate and unable to move forward with the relinquishment process. Therefore, this updated site plan is being submitted to work around the existing easement. The reduction request is in an effort to allow frontage for all lots in the new site plan to be taken outside of the existing access easement and still meet the public street with a standard street width throughout its length. The reduction occurs only in the front yard. The majority of the lot maintains a 35ft minimum width.” Specifically, the applicant has made the following request:

- A Variance (25-0026-VAR1) has been requested to allow a 22-foot lot width where 35 feet is the minimum required [Lot #24].
- A Variance (25-0026-VAR2) has been requested to allow a 25-foot lot width where 35 feet is the minimum required [Lot #25].
- A Variance (25-0026-VAR3) has been requested to allow a 25-foot lot width where 35 feet is the minimum required [Lot #26].

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The Department of Public Works has indicated the submitted site cross sections for this site depicts maximum natural grades less than two percent across this site. Per the tables in Title 19.06.050 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. Per the detail sheet, no single wall height appears to have an exposure higher than four feet.

The Clark County School District projects that approximately 11 primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Detwiler Elementary School, Prep Institute Middle School and Western High School), the District notes that Western High School is over capacity for the 2024-25 school year. No new schools are planned in this area at this time. The Department of Public Works has indicated that this project will add approximately 255 trips per day on Tonopah Drive and Vegas Drive. Currently, Tonopah Drive is at about 45 percent of capacity and Vegas Drive is at about 46 percent of capacity. With this project, Tonopah Drive and Vegas Drive are expected to be at about 47 percent capacity.

The Clark County Department of Aviation has submitted the following comments regarding the proposed development. "The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT. Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, 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 funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed."

In summary, staff finds that a unique circumstance has been presented regarding the vacation of the existing private access easement across the site. Staff finds the requested Variances (25-0026-VAR1, VAR2 and VAR3) regarding lot width pertaining to lot #24, #25 and #26 will create minimal negative impact to the properties in the surrounding area. As such, staff recommends approval of the requested Variances (25-0026-VAR1, VAR2 and VAR3) and associated Tentative Map (25-0026-TMP1).

FINDINGS (25-0026-VAR1, VAR2 AND VAR3)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique or extraordinary circumstance has been presented regarding the vacation of the existing private access easement across the site. Staff has noted that the requested Variances (25-0026-VAR1, VAR2 and VAR3) regarding lot width pertaining to lot #24, #25 and #26 will create minimal negative impact to the properties in the surrounding area. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (25-0026-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19; therefore, staff recommends approval of this Tentative Map, subject to conditions.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/13/87	The City Council approved a request for a Petition to Annex [A-0011-86(A)] of approximately 2.58 acres of property generally located on the west side of Tonopah Drive, north of Vegas Drive.
12/04/02	The City Council approved a request for a Petition to Annex (A-0038-02) to annex approximately 495 acres of undeveloped property located in various parts of the city under provisions of NRS 268.597 No. 1B.
01/12/04	A Code Enforcement case (#CE-8479) was processed for a mattress and old telephone poles on a vacant lot (APN 139-20-802-002). The case was resolved on 02/06/04.
04/15/04	A Code Enforcement case (#CE-12940) was processed for old telephone poles, high weeds and dumping landscape debris on a vacant lot (APN 139-20-802-002). The case was resolved on 06/15/04.
05/19/05	A Code Enforcement case (#CE-30207) was processed for a vacant lot infested with bugs (APN 139-20-802-002). The case was resolved on 05/20/05.
03/31/11	A Code Enforcement case (#CE-99775) was processed for high weeds on a vacant lot (APN 139-20-802-002). The case was resolved on 06/11/11.
05/20/15	A Code Enforcement case (#CE-155139) was processed for high weeds, trash and debris on a vacant lot (APN 139-20-802-002). The case was resolved on 05/27/15.
08/22/16	A Code Enforcement case (#CE-169925) was processed for trash and debris on a vacant lot (APN 139-20-802-002). The case was resolved on 09/27/16.
09/26/19	A Code Enforcement case (#CE19-03029) was processed for trash and debris on a vacant lot (APN 139-20-802-002). The case was resolved on 11/18/19.
10/19/22	The City Council approved a request for a Rezoning (22-0339-ZON1) U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] TO: R-CL (Single Family Compact-Lot) on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Variance (22-0339-VAR1) to allow a connectivity ratio of 1.00 where 1.30 is required and to allow a non-standard street termination where such is required on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive. The Planning Commission and staff recommended approval of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/19/22	The City Council approved a request for a Tentative Map (22-0339-TMP1) [Tonopah & Vegas] for a 29-lot single-family residential subdivision on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive. The Planning Commission and staff recommended approval of the request.
03/11/25	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Summers-Armstrong).</p> <p>25-0026-VAR1 - VARIANCE - TO ALLOW A 22-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 24]</p> <p>25-0026-VAR2 - VARIANCE - TO ALLOW A 25-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 25]</p> <p>25-0026-VAR3 - VARIANCE - TO ALLOW A 25-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 26]</p> <p>25-0026-TMP1 - TENTATIVE MAP - TONOPAH & VEGAS - FOR A PROPOSED 27-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION</p>

<i>Most Recent Change of Ownership</i>	
08/23/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/21/22	A building permit (#DS05611) was processed for a technical drainage study for a proposed single-family residential subdivision at Tonopah Drive and Vegas Drive. The study has not been approved.
12/12/23	A building permit (#DS05724) was processed for a technical drainage study for a proposed single-family residential subdivision at Tonopah Drive and Vegas Drive. The study has not been approved.
09/26/24	A building permit (#L24-02173) was processed for civil improvements for a proposed single-family residential subdivision at Tonopah Drive and Vegas Drive. The permit has not been issued.
01/15/25	A building permit (#DS05724-1) was processed for an update to a technical drainage study for a proposed single-family residential subdivision at Tonopah Drive and Vegas Drive. The study has not been approved.

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Pre-Application Meeting	
01/13/25	A pre-application meeting was held with the applicant to discuss the submittal requirements for three Variances for lot width and Tentative Map for a proposed 27-lot residential subdivision.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
01/23/25	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation. A damaged chain link fence surrounds the property and there is trash and debris scattered throughout the property.

Details of Application Request	
Site Area	
Gross Acres	3.43

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
North	Single-Family, Detached	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)
South	Single-Family, Detached	REN (Ranch Estate Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
	Group Home	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
	Multi-Family Residential	M (Medium Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
East	Single-Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District - (105 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	3,000 SF	3,011 SF	Y
Min. Lot Width	35 Feet	35 Feet	N*
Min Front Yard Setbacks	14 Feet to house 18 Feet to front entry garage	14 Feet 18 Feet	Y Y
Min Side Yard Setback	10 Feet (combined)	10 Feet	Y
Min Corner Yard Setback	10 Feet	10 Feet	Y
Min Rear Yard Setback	10 Feet	10 Feet	Y
Max. Lot Coverage	70 %	70 %	Y
Max. Building Height	2 Stories	2 Stories	Y

* The applicant has requested Variances (25-0026-VAR1, VAR2 and VAR3) to allow a 22-foot wide lot width for Lot #24 and a 25-foot wide lot width for Lots #25 and #26 where 35 feet is the minimum required.

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• East	N/A	0 Trees	3 Trees	Y
• South	N/A	0 Trees	11 Trees	Y
TOTAL PERIMETER TREES		0 Trees	14 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• East	N/A		6 Feet	Y
• South	N/A		15 Feet	Y
WALL HEIGHT				
Perimeter and Retaining Walls with slope $\leq 2\%$	Max. Wall Height - 10 Feet		10 Feet	Y
	Max. Perimeter Wall Height – 6 to 8 Feet		6 Feet	Y
	Max. Retaining Height – 4 Feet		4 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Tonopah Drive	Local Street	Title 13	60	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	3	-
Intersection – Internal	-	1
Cul-de-sac Terminus	-	1
Intersection – External Street or Stub Terminus	-	1
Intersection – Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	3	3
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00*

*A Variance (22-0339-VAR1) was previously approved to allow a connectivity ratio of 1.00 where 1.30 is the minimum required. The entitlement is set to expire on October 19th, 2026.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	27 Lots	2 spaces per lot	54				
TOTAL SPACES REQUIRED			54		54		Y
Regular and Handicap Spaces Required			54	0	54	0	Y