



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 21, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES - OWNER: C-SWDE382, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0065-GPA1	Staff recommends APPROVAL.	
25-0065-ZON1	Staff recommends APPROVAL.	25-0065-GPA1
25-0065-VAR1	Staff recommends DENIAL, if approved subject to conditions:	25-0065-GPA1 25-0065-ZON1 25-0065-VAC1 25-0065-TMP1
25-0065-VAC1	Staff recommends DENIAL, if approved subject to conditions:	25-0065-GPA1 25-0065-ZON1 25-0065-VAR1
25-0065-TMP1	Staff recommends DENIAL, if approved subject to conditions:	25-0065-GPA1 25-0065-ZON1 25-0065-VAR1 25-0065-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

238 (25-0065 [GPA1, ZON1, VAR1, AND TMP1]
14 (25-0065-VAC1) (by City Clerk)

PROTESTS

0

APPROVALS

12 (25-0065-GPA1, 25-0065-ZON1, 25-0065-VAR1, 25-0065-TMP1)

25-0065 [GPA1, ZON1, VAR1, VAC1, AND TMP1]

**** CONDITIONS ****

25-0065-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow stub streets on private, gated streets where hammerhead termini are required.
2. Approval of a General Plan Amendment (25-0065-GPA1) and Rezoning (25-0065-ZON1) and approval of and conformance to the Conditions of Approval for Vacation (25-0065-VAC1) and Tentative Map (25-0035-TMP1) shall be required, if approved.
3. This approval shall be void two 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.

25-0065-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements and public rights-of-way for Ruston Road and Trails End Avenue on or adjacent to Assessor's Parcel Numbers (APNs) 126-01-201-001, 126-01-201-002, 126-01-101-011 and 126-01-101-012.
2. This Order of Vacation and Relinquishment shall record immediately prior to and concurrent with the first mapping action related to 25-0065-TMP1.

Conditions Page Two
May 21, 2025 - City Council Meeting

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 25-0065-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained
9. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

25-0065-TMP1 CONDITIONS

Planning

- A. If in the future the onsite detention basin is determined by the City Engineer to no longer be needed, a maximum of four (4) additional lots could be added.
- 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 General Plan Amendment (25-0065-GPA1), Rezoning (25-0065-ZON1), Variance (25-0065-VAR1) and Vacation (25-0065-VAC1) shall be required, if approved.
- 3. Street names must be provided in accordance with the City's Street Naming Regulations.
- 4. All landscaping shall be in conformance with the landscape plan date stamped 02/13/25, except as amended by conditions herein.
- 5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
- 6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

- 7. Petition of Vacation 25-0065-VAC1, or a similar Vacation Application shall record immediately prior to and concurrent with the first mapping action related to this Tentative Map.
- 8. Dedicate public rights-of-way for Sheep Mountain Parkway and Rocky Avenue as shown on the approved Tentative Map, including an exclusive right turn lane for Sheep Mountain Parkway northbound. Dedications should be made on the associated Final Map(s).

Conditions Page Four

May 21, 2025 - City Council Meeting

9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, all Homeowner's Association common lot 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.
10. Construct half-street improvements on Sheep Mountain Parkway and Larry McBryde Street along with full street improvements on Rocky Avenue as shown on the approved Tentative Map. This includes appropriate transition and overpaving where legally able, adjacent to this site concurrent with development of this site. Sheep Mountain Parkway improvements include a median and the extents of median construction will be determined by the Department of Public Works. 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. A minimum two lanes of asphalt pavement on the main access (Rocky Avenue) to the site shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
11. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a grant (road, sewer, drainage) for the west side of Sheep Mountain Parkway on Assessor's Parcel # 126-01-201-018 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel # 126-01-201-018 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

Conditions Page Five
May 21, 2025 - City Council Meeting

12. Prior to issuance of permits, any septic tanks shall be removed in accordance with Section 17 of the Southern Nevada Health District Regulations (SNHD) Governing Individual Sewage Disposal Systems and Liquid Waste Management. Documentation must be submitted to SNHD showing that the system has been properly removed.
13. Pursuant to Chapter 167 of the 1947 Statutes of Nevada, which established the Las Vegas Valley Water District (LVVWD) and grants it the authority to provide potable water service within the City of Las Vegas, the developer of this site shall be responsible for the design, construction, and installation of all necessary water infrastructure improvements, as required by the LVVWD. This includes, but is not limited to, the construction of pipelines, storage facilities, and other required water system enhancements to ensure adequate service capacity. The developer shall also be responsible for connecting these improvements to the existing water infrastructure in compliance with LVVWD standards and specifications. All water infrastructure improvements shall be determined and approved prior to the issuance of any permits for the development. Phased compliance may be allowed if approved by LVVWD.
14. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan. Also, a gated queuing analysis is required.
15. 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.
16. Submit a License Agreement for landscaping and private improvements in the public right(s)-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Conditions Page Six
May 21, 2025 - City Council Meeting

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The drainage study required by 25-0065-VAC1 may be used to satisfy this requirement provided that it addresses the overall site.
18. Development located within the Kyle Canyon Special Plan Area is projected to require construction of on-site detention basins and associated appurtenances to offset the increased runoff from the proposed development, unless determined otherwise from the approved drainage plan/study. On-site detention basins may be required due to lack of downstream storm drain infrastructure and insufficient capacity. If on-site detention is necessary per the approved Drainage Plan and Technical Drainage Study, the area containing the on-site detention basin shall be dedicated Drainage Right-of-Way to the satisfaction of the City Engineer.
19. 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.
20. 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. . No 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 77-lot single-family residential detached subdivision on multiple sites totaling 17.70 acres bounded by Ruston Road, Larry McBryde Street, Sheep Mountain Parkway, and Trails End Avenue street alignments. The proposed density is 4.35 dwelling units per acre.

ISSUES

- A General Plan Amendment is requested from PCD (Planned Community Development) to ML (Medium Low Density Residential). Staff supports this request.
- A Rezoning is requested from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-SL (Residential Small Lot). Staff supports this request.
- A Variance is requested, to allow stub streets on private, gated streets where hammerhead termini are required. Staff does not support this request.
- This project was advertised with Waivers of perimeter landscape buffer requirements. The submitted Tentative Map provides compliant landscape buffer widths adjacent to right-of-way. Therefore, Waivers are no longer required.

ANALYSIS

The proposed 77-lot single-family residential subdivision consists of four undeveloped parcels that are zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]. The parcels are located within the Kyle Canyon neighborhood area and are surrounded by a NV Energy (Nevada Energy) substation to the west, a recently approved single-family attached and detached residential subdivision to the south and undeveloped land to the east and north.

General Plan Amendment and Rezoning

The proposed ML (Medium Low Density Residential) General Plan designation is intended to permit single family detached homes, including residential homes on compact lots. The maximum allowable density for the ML (Medium Low Density Residential) General Plan designation is not to exceed 8.50 dwelling units per acre. The proposed residential development has a density of approximately 4.35 dwelling units per acre, which is well below the maximum density that is allowed.

Staff Report Page Two
May 21, 2025 - City Council Meeting

Subsequently, the applicant also requests a rezoning to R-SL (Residential Small Lot). The purpose of the R-SL (Residential Small Lot) zoning district is to provide for medium-sized single family residential lots to allow flexible design for infill development and for transition between zoning districts. The submitted justification letter states, "The communities propose product types of varying size and price points to accommodate a diverse variety of housing. The proximity of the U.S.-95 freeway, the 200' wide SR-157 (Kyle Canyon Road), and planned commercial developments, along with the proposed Sheep Mountain Parkway corridor makes these parcels a good candidate for the R-SL (Residential Small Lot) zoning". The densities associated with the R-SL (Residential Small Lot) zoning districts are consistent with the policies of the ML (Medium Low Density Residential) category of the General Plan.

The subject properties are located in the Kyle Canyon neighborhood planning area as defined by the City of Las Vegas 2050 Master Plan. Kyle Canyon is one of the City's last remaining locations in the northwestern Las Vegas Valley for new subdivision place types. The City of Las Vegas is developing an area plan with desired residential densities ranging from 4.00 to 8.50 dwelling units per acre, which this proposal supports. Therefore staff finds the proposed General Plan Amendment and Rezoning are appropriate for the area, as this land use category and zoning district generally accommodates single family, detached residences, which remains consistent with the intent of the Kyle Canyon Area. Therefore, staff recommends approval of the proposed General Plan Amendment and Rezoning.

Petition to Vacate

The City of Las Vegas – Department of Public Works has no objection to the vacation application request to vacate public rights-of-way for Ruston Road and Trails End Avenue, nor to the relinquishment of the City's interests in U.S. Government Patent Reservations generally located between Sheep Mountain Parkway, Larry McBryde Street, Ruston Road, and Trails End Avenue on or adjacent to Assessor's Parcel Numbers (APNs) 126-01-201-001, 126-01-201-002, 126-01-101-011 and 126-01-101-012. Signed applications forms for all affected property owners have been received.

Tentative Map and Variance

Proposed lots within the residential subdivision range in size from 6,050 square feet to 10,256 square feet. Access to the proposed subdivision would be from Rocky Avenue. Internal circulation throughout the subdivision would be serviced by gated, private streets. Pursuant to Title 19.04.230 Private Gated Community Street Development Standards, "A private street located within a gated community with a minimum width of 24 feet measured to the face of the curb, which is designed to carry residential traffic between minor collectors and local streets. On-street parking may or may not be provided. The following street sections/dimensions are allowed:

Title 19.04.230 Private Gated Community Street Development standards			
Street Width	On-Street Parking	Sidewalk**	Curb Type
24 Feet	Not Allowed	1 Side	"L" or Rolled
28 Feet	1 Side	1 Side	"L" or Rolled
33 Feet	2 Sides	1 Side	"L" or Rolled

The applicant has provided the following street sections for the development, which meet or exceed the minimum dimensions provided above.

Rocky & SMP - Private Gated Community Street Sections			
Street Width	On-street Parking	Sidewalk**	Curb Type
Street Section C - 41 Feet	2 Sides	1 Side	Rolled
Street Section C - 36 Feet	1 Side	1 Side	Rolled
Street Section B - 41 Feet	2 Sides	1 Side	Rolled
Street Section A - 41 Feet	2 Sides	1 Side	Rolled
Street Section D - 41 Feet	2 Sides	1 Side	Rolled
Street Section G - 36 Feet	1 Side	1 Side	Rolled
Street Section G - 41 Feet	2 Sides	1 Side	Rolled
Street Section F - 41 Feet	2 Sides	1 Side	Rolled
Street Section F - 36 Feet	1 Side	1 Side	Rolled
Street Section H - 41 Feet	2 Sides	1 Side	Rolled
Street Section I - 41 Feet	2 Sides	1 Side	Rolled
Street Section I - 36 Feet	1 Side	1 Side	Rolled

Staff Report Page Four
May 21, 2025 - City Council Meeting

Pursuant to Title 19.04.100 for Street Terminations Other Than at Intersections, "Public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

- A. A cul-de-sac with a minimum radius of 40 feet as measured from the flow line of the curb for street lengths up to 600 feet; or
- B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design."

The applicant has requested a Variance to allow stub streets where a hammerhead is required for private streets within the residential subdivision. As proposed, street sections C, F, G, and I depict stub street termini. The submitted justification letter indicates, "The limited use of a stub street allows for a more efficient use of the land while providing safe means of ingress and egress for residents as well as helping offset the loss of density that resulted from providing open space well in excess of code requirements. The stub streets will be less than 150 feet in length." However, allowing stub streets would not allow large trucks, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around in a forward motion or maneuver in a safe manner without backing down the street.

The Department of Public Works has presented the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform, as it entirely eliminates existing non-uniform rights-of-way.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No, since the street rights-of-way are currently unused.
- C. Does it appear that the vacation request involves only excess right-of-way? No, the right-of-way needs to be vacated so that this development doesn't need to have a matching dedication.
- D. Does this vacation request coincide with development plans of the adjacent parcels? Yes
- E. Does this vacation request eliminate public street access to any abutting parcel? No, all existing lots will be incorporated into this development.
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? No

Staff Report Page Five
May 21, 2025 - City Council Meeting

The submitted site cross sections for this site depicts maximum natural grades greater than 2 percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2 percent, is allowed a maximum six-foot retaining wall. Per the detail sheet, no single wall height appears to have a retaining height greater than six feet.

The Department of Public Works also notes that this project will add approximately 726 trips per day on Rocky Avenue and Sheep Mountain Parkway. Counts are not available for these streets, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 72 additional peak hour trips, or about six every five minutes.

The Clark County School District projects that approximately 28 primary and secondary school students would be generated by the proposed development on this site. Of the four school serving the area (Bilbray Elementary School, Scherkenbach Elementary School, Escobedo Middle School, and Centennial High School), the District notes that Bilbray Elementary School and Centennial High School are over capacity for the 2024-25 school by approximately four and 16 percent respectively. No new schools are planned in this area at this time.

The City is currently working to build complete streets throughout the City. While the proposed residential development supports the intent of the Kyle Canyon area, no unique or extraordinary circumstance has been presented to warrant the requested Variance of Title 19.04 Complete Street Standards. As such, staff recommends denial of the requested application associated with the proposed Rocky & SMP development including the requested Variance, Vacation, and Tentative Map. If approved, the Variance, Vacation, and Tentative Map will be subject to conditions.

FINDINGS (25-0065-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed ML (Medium Low Density Residential) General Plan designation, which has an allowable density of 8.50 dwelling units per acre, is consistent and harmonious with the existing PF (Public Facility) and PCD (Planned Community Development) General Plan designation land uses to the north, west and east.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The applicant has proposed a Rezoning (25-0065-ZON1) to utilize the R-SL (Residential Small Lot) zoning district for the proposed single-family detached residential subdivision.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The Department of Public Works has noted that utility mains and services have not been established. If approved, it is the responsibility of the developer for this project to determine and provide adequate utility infrastructure. Conditions of approval have been added to ensure compliance and support of the proposed development.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

All applicable plans and policies are met with the proposed amendment.

FINDINGS (25-0065-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

The proposed R-SL (Residential Small Lot) zoning district conforms to the proposed ML (Medium Low Density Residential) General Plan designation, which allows eight zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), R-MH (Mobile/Manufactured Home) and PD (Planned Development).

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The residential uses allowed in the proposed R-SL (Residential Small Lot) zoning district are compatible with the existing, surrounding undeveloped parcels located on larger lots that are zoned U (Undeveloped) located to the west, north and east within the area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The Kyle Canyon area is one of the last areas in the City of Las Vegas for new subdivision types. As the U (Undeveloped) zoning district was intended to serve a placeholder until property is ready for development, the requested Rezoning to R-SL (Residential Small Lot) is appropriate.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

Once developed the street and highway facilities providing access to the property will be adequate in size to meet the requirements of the proposed zoning district. The subject site is located adjacent to the Sheep Mountain Parkway, Ruston Road, Larry McBryde and Trails End Avenue street alignments.

FINDINGS (25-0065-VAR1)

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.”

Staff Report Page Eight
May 21, 2025 - City Council Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing interior private streets that do not comply with Title 19.04 Complete Street Standards. Alternative street designs would allow conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (25-0065-VAC1)

The City of Las Vegas has no objection to the vacation application request to vacate public rights-of-way for Ruston Road and Trails End Avenue, nor to the relinquishment of the City's interests in U.S. Government Patent Reservations generally located between Sheep Mountain Parkway, Larry McBryde Street, Ruston Road, and Trails End Avenue on or adjacent to Assessor's Parcel Numbers (APNs) 126-01-201-001, 126-01-201-002, 126-01-101-011 and 126-01-101-012. However, since the application is associated with Tentative Maps and Variances of Title 19.04 Complete Street Standards, staff recommends denial of this request.

FINDINGS (25-0065-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, however the applicant has requested a Variance of Title 19.04 Complete Street Standards. Staff supports the requested General Plan Amendment and Rezoning. However, staff recommends denial of the associated Variance, Petition to Vacate and Tentative Map. If approved, the Variance, Petition to Vacate and Tentative Map will be subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/01/05	The City Council approved an Annexation (ANX-5528) of property generally located north of Iron Mountain Road and west of Hualapai Way, containing approximately 529 acres of land.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/08/25	<p>The Planning Commission voted (7-0) to recommend APPROVAL For possible action on the following Land Use Entitlement project requests on 17.70 acres generally bounded by the Ruston Road, Larry McBryde Street, Sheep Mountain Parkway, and Trails End Avenue street alignments (APNs 126-01-201-001, 002 and 126-01-101-011, 012), Ward 6 (Brune). Staff recommends APPROVAL on 25-0065 [GPA1 AND ZON1]. Staff recommends DENIAL on 25-0065 [VAR1, VAC1, AND TMP1].</p> <p>25-0065-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)</p> <p>25-0065-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-SL (RESIDENTIAL SMALL LOT)</p> <p>25-0065-VAR1 - VARIANCE - TO ALLOW PROPOSED PRIVATE, GATED STREETS THAT DO NOT CONFORM TO TITLE 19.04 COMPLETE STREET STANDARDS FOR STREET TERMINI</p> <p>25-0065-VAC1 - VACATION - FOR A PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS AND PORTIONS OF PUBLIC RIGHT-OF-WAY (TRAILS END AVENUE AND RUSTON ROAD)</p> <p>25-0065-TMP1 - TENTATIVE MAP - ROCKY & SMP - FOR A PROPOSED 77-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
02/15/11	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses.	

<i>Pre-Application Meeting</i>	
02/05/25	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Vacation, Variance, and Tentative Map.

Staff Report Page Ten
May 21, 2025 - City Council Meeting

Neighborhood Meeting	
03/10/25	<p>A neighborhood meeting was held on Monday, March 10th at 5:30 p.m. at Durango Hills Community Center YMCA (3521 North Durango Drive)</p> <p>Meeting start time: 5:30 p.m. Meeting end time: 6:00 p.m.</p> <p>Attendance:</p> <ul style="list-style-type: none"> - 1 representative for the applicant - 1 member of City of Las Vegas Department of Community Development staff - 1 member of City of Las Vegas Office of the City Council staff for Ward 6. - 0 members of the public. <p>The meeting was opened with zero members of the public in attendance. No concerns or questions were raised as a result. The neighborhood meeting was closed at 6:00 p.m.</p>

Field Check	
02/27/25	Staff conducted a field check of the subject property and observed undeveloped lots. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	21.20
Net Acres	17.70

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development)
North			
South			
East			
West	Undeveloped	PF (Public Facility)	C-V (Civic)
	Energy Substation		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails (Regional Trail – Sheep Mountain Parkway)	Y
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 19.06.075, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	4,500 SF	6,050 SF	Y
Min. Lot Width	40 Feet (Interior Lot) 45 Feet (Corner Lot)	40 Feet (Interior Lot) 45 Feet (Corner Lot)	Y
Min. Setbacks			
• Front	15 Feet	15 Feet	Y
• Front (Garage Entry)	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50%	50%	Y
Max. Building Height	2 Stories/35 Feet	2 Stories/35 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
U(PCD)	2 per acre/4,500 SF lots	164 lots
Proposed Zoning	Permitted Density	Units Allowed
R-SL	1 du/lot	164 lots
Existing General Plan	Permitted Density	Units Allowed
PCD	Up to 8.00 du/ac	141 units
Proposed General Plan	Permitted Density	Units Allowed
ML	up to 8.49 du/ac	150 units

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet	0 Feet	0 Feet	Y
• North (Lots 1-35)	6 Feet	6 Feet	6 Feet	Y
• South	0 Feet	0 Feet	0 Feet	Y
• South (Lots 36-77)	6 Feet	6 Feet	6 Feet	Y
• East	6 Feet	6 Feet	6 Feet	Y
• West	6 Feet	6 Feet	6 Feet	Y
PERIMETER AND RETAINING WALL WITH SLOPE >2%				
Max. Wall Height	12 Feet	12 Feet	12 Feet	Y
Perimeter Wall Height	6 Feet	6 Feet	6 Feet	Y
Retaining Wall Height	6 Feet	6 Feet	6 Feet	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sheep Mountain Parkway	Expressway	Master Plan of Streets and Highways	120 Feet	Y*
Rocky Avenue	Minor Collector Street		60 Feet	Y
Trails End Avenue				
Larry McBryde Street				Y*

*The submitted plans indicate all streets will be developed in accordance with Title 19 development standards upon development of the subject site. Also, conditions of approval have been added which will require half-street improvements to be installed.

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	17	
Intersection - Internal		9
Cul-de-sac or Hammerhead Terminus		
Intersection - External Street or Stub Terminus		6
Intersection - Stub Terminus with Temporary Turnaround Easements		
Non-Vehicular Path - Unrestricted	2.50	
Total	19.50	15
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.30

Streetscape Standards	Required	Provided	Compliance
Sheep Mountain Parkway – 120-Foot Primary Arterial (Half-street improvements)	60-foot right-of-way, including an 11-foot amenity zone, five-foot sidewalk and three-foot landscape buffer	60-foot right-of-way with five-foot amenity zone, five-foot sidewalk and five-foot landscape buffer in common element adjacent to right-of-way	Y
Rocky Avenue – Minor Collector Street	60-foot right-of-way, including a five-foot amenity zone and five-foot sidewalk	60-foot right-of-way, including a five-foot amenity zone and five-foot sidewalk	Y
Larry McBryde Street (Half-street improvements)	30-foot right-of-way including a five-foot amenity zone and five-foot sidewalk	30-foot right-of-way, including a five-foot amenity zone and five-foot sidewalk	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family, Detached	76 Units	2 spaces per unit	152				
TOTAL SPACES REQUIRED			152		152		Y
Regular and Handicap Spaces Required			152	0	152	0	Y