



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES OF NEVADA, INC –
OWNER: B-NWI1, LLC ET AL**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0588-GPA1	Staff recommends APPROVAL.	
24-0588-ZON1	Staff recommends APPROVAL.	24-0588-GPA1
24-0588-VAR1	Staff recommends APPROVAL, subject to conditions:	24-0588-GPA1 24-0588-ZON1
24-0588-VAC1	Staff recommends APPROVAL, subject to conditions:	24-0588-GPA1 24-0588-ZON1 24-0588-VAR1
24-0588-TMP1	Staff recommends APPROVAL, subject to conditions:	24-0588-GPA1 24-0588-ZON1 24-0588-VAR1 24-0588-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

185 - 24-0588 [GPA1, ZON1, VAR1, AND TMP1]
8 - 24-0588-VAC1

PROTESTS

0

APPROVALS

0

Submitted after final agenda
Items 35a-e

CG

**** CONDITIONS ****

24-0588-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a 10-foot tall retaining wall where six feet is the maximum retaining wall height allowed.
2. A Variance is hereby approved, to allow an overall perimeter wall height of 16 feet where 12 feet is the maximum overall perimeter wall height allowed.
3. Approval of a General Plan Amendment (24-0588-GPA1) and Rezoning (24-0588-ZON1) and approval of and conformance to the Conditions of Approval for Vacation (24-0588-VAC1) and Tentative Map (24-0588-TMP1) shall be required, if approved.
4. Variance (21-0519-VAR1), Variance (21-0519-VAR2), Vacation (21-0519-VAC1) and Tentative Map (21-0519-TMP1) shall be expunged.
5. 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.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0588-VAC1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements and public right-of-way for Larry McBryde Street and for the relinquishment of the City's interests in U.S. Government Patent Reservations generally located north of Radley Avenue, East of Larry McBryde Street and west of Alpine Ridge Way on or adjacent to Assessor's Parcel Numbers (APNs) 126-01-401-005, and 126-01-401-006.
4. This Order of Vacation and Relinquishment of Interest shall record immediately prior to and concurrent with the first mapping action related to 24-0588-TMP1.
5. 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 24-0588-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
6. The Order of Vacation and Relinquishment of Interest 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.

7. If the Order of Vacation and/or Order of Relinquishment of Interest is not recorded within one (1) year 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.

24-0588-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 General Plan Amendment (24-0588-GPA1), Rezoning (24-0588-ZON1), Variance (24-0588-VAR1) and Vacation (24-0588-VAC1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

6. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 24-0588-VAC1, shall be recorded to eliminate the patent easements and public right-of-way in conflict with this proposed site.
7. Dedicate 30 feet of right-of-way for Radley Avenue and 40 feet of right-of-way for Alpine Ridge Parkway together with a 25-foot radius at the northwest corner of Radley Avenue and Alpine Ridge Parkway on the Final Map for this site.
8. Construct half-street improvements on Alpine Ridge Way and Radley Avenue 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.
9. 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 north side of Radley Avenue on Assessor's Parcel #126-01-401-003 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 # 126-01-401-003 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.
10. Extend public sewer in Radley Avenue from Alpine Ridge Way to the western edge of this site at a size, depth and location acceptable to the Sanitary Sewer Engineering section of the Department of Public Works.

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11. 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.
12. 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.
13. Submit a License Agreement for landscaping and private improvements in the Alpine Ridge Way and Radley Avenue public right(s)-of-way, if any, 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).
14. An update to the previously approved pedestrian circulation plan Traffic Impact Analysis #76146.
15. 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.
16. 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.

17. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment on 9.34 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road. In addition, the applicant has proposed to develop a 54-lot single-family detached residential subdivision.

ISSUES

- A General Plan Amendment is requested from: MLA (Medium Low Attached Density Residential) and 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] and R-TH (Single Family Attached) to: R-SL (Residential Small Lot). Staff supports this request.
- A Variance is requested to allow a 10-foot tall retaining wall where six feet is the maximum retaining wall height allowed. Staff supports this request.
- A Variance is requested to allow an overall perimeter wall height of 16 feet where 12 feet is the maximum overall perimeter wall height allowed. Staff supports this request.

ANALYSIS

The proposed 54-lot single-family residential subdivision consists of two undeveloped parcels that are zoned U (Undeveloped [PCD (Planned Community Development) General Plan Designation] and R-TH (Single Family Attached). Previously, a 25-lot residential subdivision was approved for the easternmost parcel (APN 126-01-401-006) through Tentative Map (21-0519-TMP1), Vacation (21-0519-VAC1) and associated Variances (21-0519-VAR1 and VAR2). If the entitlements that the applicant are now requesting are approved, these entitlements will be expunged.

The parcels are located within the Kyle Canyon neighborhood area and are surrounded by a future park to the south, undeveloped land intended for medium density residential development to the east and parcels intended for higher intensity residential or mixed-use development to the north abutting Kyle Canyon Road.

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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 8.5 dwelling units per acre. The proposed residential development has a density of approximately 5.05 dwelling units per acre.

The subject property is 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 to 8.5 dwelling units per acre, which this proposal supports. Therefore staff finds the proposed General Plan Amendment and associated 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 subject sites are encumbered with a 33-foot wide U.S. Government Patent Easement along the northern and western boundaries of assessor parcel number 126-01-801-001. The submitted exhibits also depict a 30-foot section of the Larry McBryde Street alignment along the western boundary of assessor parcel number 126-01-401-005. The justification letter states that the patent easement is no longer required, as this development will provide required easements and rights of ways via a Final Map if necessary.

The Department of Public Works has no objection to the vacation application request to vacate public right-of-way for Larry McBryde nor to the relinquishment of the City's interest in U.S. Government Patent Reservations. As there are no objections, staff recommends approval of these vacation requests. Further the Department of Public Works presents the following information concerning this request to vacate certain public street right-of-way.

Staff Report Page Three**January 14, 2025 - Planning Commission Meeting****Tentative Map and Variance**

Proposed lots within the residential subdivision are to range in size from 4,680 square feet to 12,195 square feet. Access to the proposed residential subdivision would be from Alpine Ridge Way and Radley Avenue, and are serviced by two public streets as shown on the submitted map. The submitted landscape plan shows a total of 17, 24-inch box trees spread throughout the required six-foot landscape buffer adjacent to Alpine Ridge Way. Additional landscape trees and shrubs beyond the required minimum are provided in common element lots within the proposed residential subdivision and along the amenity zone along Radley Avenue. [The submitted justification letter indicates that the proposed residential subdivision will include an 8,166 square-foot common element lot intended for a community park with shade trees, benches, and a dog waste station.](#)

The submitted east/west cross sections depict a maximum natural grade greater than two percent across the site. Per Title 19.06.050, a six-foot retaining wall is allowed. The north/south cross section depicts a maximum natural grade of less than two percent, limiting maximum retaining wall heights to four feet. The applicant has requested a Variance to allow retaining and perimeter walls that exceed the maximum height allowed. Per the submitted tentative map, a 10-foot retaining wall is proposed with varying overall wall heights ranging from 14 to 16 feet. These walls would be located adjacent to lots 25 through 27 and lots 1 and 22. [The applicant is proposing to dedicate a drainage easement](#) to the west of the proposed residential subdivision, which [will](#) allow for storm flows to be collected and conveyed to the historic path without negative impacts to the proposed homes or infrastructure. Staff finds that allowing retaining and perimeter walls that exceed the maximum height will allow storm flows to continue to be collected without disruption to adjacent land owners. Staff finds that [a](#) unique circumstance relating to the physical characteristics of the property has been presented and as such, staff supports this Variance request.

Other Considerations

The Department of Public Works – Transportation Engineering Division has commented that this project will add approximately 509 trips per day on Iron Mountain Road and Alpine Ridge Way/Shaumber Road. 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 51 additional peak hour trips, or about ten every 12 minutes.

The Clark County School District (CCSD) has commented that the proposed residential development would generate a total of eight elementary school students, five middle school students, and seven high school students. For the 2024-2025 school year, Divich Elementary School is over capacity at 144.23 percent of program capacity. Arbor View High School is also over capacity at 119.66 percent of program capacity.

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Recommendation

The City of Las Vegas 2050 Master Plan has noted the primarily detached single-family residential character and projects that single-family housing will continue to be the predominant residential building type in Kyle Canyon. As the proposed density of the residential development aligns with the recommended land use and zoning categories of the Kyle Canyon Area Plan and further improves the housing stock in this area and the City, staff recommends approval of all requested entitlements. The Tentative Map and associated Variance will be subject to conditions.

FINDINGS (24-0588-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 up to 8.5 dwelling units per acre is consistent with the adjacent MLA (Medium Low Attached Density Residential) and PCD (Planned Community Development) designated properties surrounding the subject site.

- 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 (24-0588-ZON1) to utilize the R-SL (Residential Small Lot) zoning district for the proposed residential development. Staff finds these zoning districts are appropriate for the subject site and surrounding area.

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

Future development would be required to install the half-street improvements adjacent to the subject site (Alpine Ridge Way and Radley Avenue) in order to provide street facilities adequate in size to accommodate the uses and densities permitted by the proposed development.

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

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

FINDINGS (24-0588-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.**

If approved, the proposed R-SL (Residential Small Lot) zoning district would conform with the proposed ML (Medium Low Density Residential) General Plan designation.

- 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 purpose of the R-SL (Residential Small Lot) zoning district is to accommodate medium-sized single-family detached residential lots to allow flexible design for infill development and for transition between zoning districts, which is compatible with surrounding land uses and zoning districts.

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

The Kyle Canyon Area has identified these parcels for low density, single family residential development. As the Kyle Canyon area continues to develop with predominately single-family residential development, the 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.**

Future development would be required to install the half-street improvements adjacent to the subject site (Alpine Ridge Way and Radley Avenue) in order to provide street facilities adequate in size to meet the requirements of the development.

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FINDINGS (24-0588-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."

Due to the unique circumstances relating to [proposed](#) drainage easements encumbering the subject property, staff finds sufficient evidence has been presented to allow approval of the requested increase in retaining and perimeter wall heights. 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 the granting of Variances.

FINDINGS (24-0588-VAC1)

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No
- C. Does it appear that the vacation request involved only excess right-of-way? No
- 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
- 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

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FINDINGS (24-0588-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, however the applicant has requested a Variance of Title 19.06 retaining and perimeter wall height standards, which staff supports. Therefore, staff recommends approval of all requested entitlements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/05/07	The City Council approved a request for a Petition to Annex (ANX-21949) property generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road containing approximately 15.56 acres.
10/12/21	The Planning Commission recommended to approve a General Plan Amendment (21-0519-GPA1 from PCD (Planned Community Development) to MLA (Medium Low Attached Density Residential) on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The Planning Commission recommended to approve a Rezoning (21-0519-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached) on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The Planning Commission recommended to approve a Variance (21-0519-VAR1) to allow proposed 10-foot tall retaining walls where six feet is the maximum allowed and a total wall height of 16 feet where 12 feet is the maximum allowed on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The Planning Commission recommended to approve a Variance (21-0519-VAR2) to allow a connectivity ratio of 1.00 where 1.30 is required on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The Planning Commission recommended to approve a Vacation (21-0519-VAC1) to vacate public right-of-way and U.S. Government Patent Easements on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The Planning Commission recommended to approve a Tentative Map (21-0519-TMP1) for Alpine Ridge West, a 25-lot single-family residential subdivision on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/17/21	The City Council approved a General Plan Amendment (21-0519-GPA1) from PCD (Planned Community Development) to MLA (Medium Low Attached Density Residential) on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The City Council approved a Rezoning (21-0519-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached) on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
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	The City Council approved a Variance (21-0519-VAR2) to allow a connectivity ratio of 1.00 where 1.30 is required on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The City Council approved a Vacation (21-0519-VAC1) to vacate public right-of-way and U.S. Government Patent Easements on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.
	The City Council approved a Tentative Map (21-0519-TMP1) for Alpine Ridge West, a 25-lot single-family residential subdivision on the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road.

<i>Most Recent Change of Ownership</i>	
03/30/10	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>	
11/07/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Tentative Map and Variance.

Neighborhood Meeting	
12/09/24	<p>A Neighborhood Meeting was held on Monday, December 9 at 5:30 p.m. at Findlay Honda Car Dealership (7949 West Azure 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 Staff (Community Development) - 0 members of the public <p>No members of the public were present at the scheduled neighborhood meeting. Therefore, no introduction, discussion, or concerns of the project were made. The neighborhood meeting was closed at 6:00 p.m.</p>

Field Check	
12/03/24	Staff conducted a routine site visit of the subject properties and observed undeveloped land. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	9.34
Net Acres	7.89

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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 [Planned Community Development] General Plan Designation)
		MLA (Medium Low Density Attached Residential)	R-TH (Single Family Attached)
North		PCD (Planned Community Development)	U (PCD [Planned Community Development] General Plan Designation)
South			
East		MLA (Medium Low Density Attached Residential)	R-TH (Single Family Attached)
West		PCD (Planned Community Development)	U (PCD) (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

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	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 19.06.075, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	4,500 SF	4,680-12,195 SF	Y
Min. Lot Width	40 Feet (Interior)	41.05 Feet	Y
	45 Feet (Corner)	62.35 Feet	
Min. Setbacks	15 Feet Entry/ 20 Feet	15 Feet Entry/ 20	
• Front	Garage	Feet Garage	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) U (PCD [Planned Community Development] General Plan Designation)	2 du/ac	18 units
R-TH (Single Family Attached)	1 du/lot (4,500 SF lots)	90 lots
Proposed Zoning	Permitted Density	Units Allowed
R-SL	1 du/lot	54 lots
Existing General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development)	8.00 du/ac	84 units
MLA (Medium Low Attached Density Residential)	12.5 du/ac	116 units
Proposed General Plan	Permitted Density	Units Allowed
ML (Medium Low Density Residential)	<8.5 du/ac	79 units

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	N/A	0 Trees	0 Trees	N/A
• South	N/A	0 Trees	5 Trees	N/A
• East	1 Tree / 30 Linear Feet	17 Trees	17 Trees	Y
• West	N/A	0 Trees	0 Trees	N/A
TOTAL PERIMETER TREES		17 Trees	22 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		0 Feet	N/A
• South	N/A		0 Feet	N/A
• East	6 Feet		6 Feet	Y
• West	N/A		0 Feet	N/A
Wall Height	6 to 8 Feet Adjacent to Residential		10 Feet Retaining/Overall Wall Height of 14 and 16 Feet	N*

*A Variance is requested to exceed maximum retaining and overall perimeter wall heights.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Alpine Ridge Way	Collector Street	Master Plan of Streets and Highways	80 Feet	Y
Radley Avenue	Local Street	Title 13	60 Feet	Y

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	4	
Intersection - Internal		2
Cul-de-sac or Hammerhead Terminus		1
Intersection - External Street or Stub Terminus		
Intersection - Stub Terminus with Temporary Turnaround Easements		
Non-Vehicular Path - Unrestricted		
Total	4	3
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.33

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	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family Detached	54 Units	2 spaces per unit	108				
TOTAL SPACES REQUIRED			108		108		Y
Regular and Handicap Spaces Required			108	0	108	0	Y

TENTATIVE MAP
FOR
ALPINE RIDGE WEST 10
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 126-01-401-006 & 126-01-401-005



The image contains two technical drawings of interior public street sections, labeled 8 and 9.

8. 66' INTERIOR PUBLIC STREET SECTION
 This drawing shows a cross-section of a 66-foot wide street. The total width is indicated as 66' at the top. The street is divided into three main sections: a 15' wide section on the left, a 36' wide central section, and a 15' wide section on the right. The central section is further divided into two 18' wide sub-sections. The drawing includes labels for '36" WOOD FILL CURB' on both sides and '15' WOOD FILL CURB' at the bottom corners. A '15' WOOD FILL CURB' label is also present on the left side. The bottom of the drawing is labeled '15' WOOD FILL CURB'.

9. 42' INTERIOR PUBLIC STREET SECTION
 This drawing shows a cross-section of a 42-foot wide street. The total width is indicated as 42' at the top. The street is divided into three main sections: a 15' wide section on the left, a 12' wide central section, and a 15' wide section on the right. The central section is further divided into two 6' wide sub-sections. The drawing includes labels for '36" WOOD FILL CURB' on both sides and '15' WOOD FILL CURB' at the bottom corners. A '15' WOOD FILL CURB' label is also present on the left side. The bottom of the drawing is labeled '15' WOOD FILL CURB'.

[illegible]

LEGAL DESCRIPTION
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 18, RANGE 39, EAST, N.D., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

WESTWOOD
3972 N. BROADWAY AVE., 5TH: 700
LOS VIECOS, NY 08761
PR: (702) 264-5500
FX: (702) 264-5509
CONTACT: DANIEL POUL

PROPOSED LAND USE:	W.
CURRENT ZONING:	U(PD) & R-TH
PROPOSED ZONING:	R-2L
TOTAL LOT COUNT:	34

THE POINT, HOWARD AVE., INC.
4935 W. 112TH AVE., SUITE 115
LAS VEGAS, NV 89118
PAC. (702) 814-1420
TX. (702) 815-6887
CONTACT: GARY HOLT

SITE DATA	
APN NUMBER:	129-27-427-000 & 129-27-427-001
GROSS AREA:	10.701 ACRES

4915 W. 120th Ave., Suite 115
Lakewood, CO 80123
Ph: (720) 514-1600
Fax: (720) 815-6887
Contact: Dan Hale

4075 W. 120th Ave., Suite 115
Lakewood, CO 80123
Ph: (720) 514-1600
Fax: (720) 815-6887
Contact: Dan Hale

SETBACK	
FRONT (LUNGS):	15"
CHEST:	20"
SOCK THICK:	5" (15" COMB. SOCK)

DEVIATIONS FROM STANDARD

ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
CABLE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE EXACT LOCATION AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER

1000

1	ROULETTE
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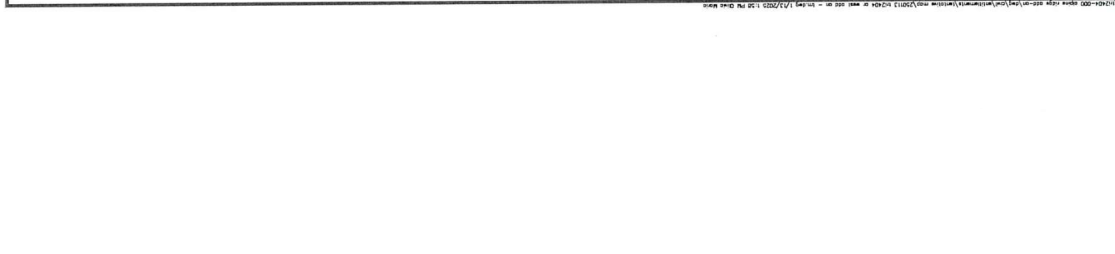
LARRY MC

A cross-section diagram of a roof ridge. It shows two rafters meeting at a peak. A ridge cap is shown covering the joint. The ridge cap is labeled "RIDGE" and "Cap". The rafters are labeled "Rafters".

PROJECT

LOCATION: 1144

[illegible]



Phone (702) 284 5300 5725 W. Badura Ave
Fax (702) 284 5399 Suite 100
Las Vegas, NV 89118
www.vps.com
Versapac Professional Services, Inc.

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TM-4

SHEET 4 OF 4

DATE: 1/14/25

DESIGNED BY: [Signature]

PROJECT NO: TM2404

tripointe HOMES

CITY OF LAS VEGAS, NEVADA

ALPINE RIDGE WEST 10

CONNECTIVITY PLAN

NO.	DESCRIPTION	DATE	BY	APP.

Westwood

Phone: (702) 284-5300 5725 W. Sahara Ave.
Fax: (702) 284-5399 Suite 150
Las Vegas, NV 89116
westwood@westwood.com
Westwood Professional Services, Inc.

24-0588
01/14/2025



12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

main (952) 937-5150
fax (952) 937-5822

TRI2404

January 13, 2025

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Alpine Ridge West 10 - Justification Letter for a General Plan Amendment, Zone Change, Vacation, Tentative Map and Variance

Assessor's Parcel Number: 126-01-401-006 and 126-01-401-005
Associated Project: 21-0519

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of a Vacation, General Plan Amendment, Zone Change, Variance and Tentative Map for the subject site. Entitlements for APN 126-01-401-006 were previously approved under project number 21-0519. Recently, Tri Pointe was given the opportunity to incorporate the additional parcel to the west (APN 126-01-401-005) into the previously approved community. The approvals issued for a Tentative Map, Variances and Vacations are being superseded by this submittal. The approved General Plan Amendment and Zone Change associated with project number 21-0519 are addressed as follows.

The subject site is located on Alpine Ridge Way, north of Iron Mountain Road and south of Kyle Canyon Road. The parcel acreage is approximately 10.7 gross acres. The proposed development will consist of 54 single family residential lots resulting in a density of 5.05 dwelling units per acre. The proposed typical lot size is 52'x90'. The minimum area of a residential lot within the community is 4,680 square feet.

General Plan Amendment

The requested Amendment is to change the Land Use of the subject property for APN 126-01-401-006 from Medium Low Attached (MLA) to Medium Low (ML) and APN 126-01-401-005 from Planned Community Development (PCD) to Medium Low (ML). Medium Low was selected as it allows for the zoning (R-SL) that most closely accommodates the proposed lot sizes for this single family detached home community. This change will permit the property to be developed without meeting the minimum acreage required for Planned Community Developments. Given the number of different landowners in the area combined with challenging physical features such as large washes, we feel that the requested General Plan Amendment is justified.

The site is currently undeveloped, but it is near to existing infrastructure installed with Skye Canyon to the south. This proposed GPA will propose a residential neighborhood which will allow the following infrastructure items to be installed:

- Water: Tri Pointe installed both transmission and distribution mains in Alpine Ridge Way along the entire parcel frontage. Points of connections along the existing mains were

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01/14/2025

TBPLS Firm No. 10074302

westwoodps.com
(888) 937-5150

installed in anticipation of this community. Tri Pointe is working with landowners in the area to install additional point of connections for their property.

- Sewer: Tri Pointe is proposing sanitary sewer in Alpine Ridge Way with their development to the east. It will connect to existing sewer Tri Pointe installed in Kyle Canyon Road. Construction of the sewer is expected in approximately 6 months.
- Storm Drain: A Drainage Study will be completed for this project. Tri Pointe has an approved drainage study for their development to the east, which includes planning and storm drain required for development of the subject property. The concept for the necessary storm drain is identified on the Tentative Map. Coordination with nearby Tri Pointe development as well as other properties in the area will continue.

Zone Change

The requested Zone Change will modify the zoning of the subject property of the subject property for APN 126-01-401-006 from R-TH to R-SL and APN 126-01-401-005 from U(PCD) to R-SL. The typical residential lot area proposed is 4,680 square feet while the average lot area is 5,409 square feet. This zoning designation is being selected to accommodate the proposed lot areas within the allowed 4,600 square feet minimum. Additionally, variances to the minimum setbacks and lot width for R-SL will not be required to accommodate homes on 52' by 90' minimum typical lots.

Vacation Justification

The applicant requests the vacation of patent easements and public right of way encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a Vacation Map detailing the location of the easements to be vacated.

Application forms from the affected adjacent landowners of APN 126-01-302-003 and 126-01-302-004 are provided with this submittal indicating support of the vacation of the public right of way for Larry McBryde Street. There is no existing right of way being vacated from these two parcels.

Tentative Map Justification

This Tentative Map submission aligns with all related applications to be reviewed concurrently. The Tentative Map outlines key project details, including proposed street layouts, preliminary grading with cross-sections that extend from south to north and west to east, typical wall section specifications, and the locations of both existing and proposed utilities. The development is expected to be a single phase. All perimeter and internal streets will be public and are designed to meet public standards, with community access provided via Alpine Ridge Way and Radley Avenue.

A 116' diameter temporary turnaround is proposed on the adjacent BLM parcel (APN 126-01-401-003). Westwood will work with City of Las Vegas Public Works Right-of-Way department on the preparation and submittal of the grant application needed for the turnaround.

The community will feature a total of 33,191 square feet of common area, which includes 8,166 square feet dedicated to a community park equipped with shade trees, benches, and a dog waste station. Although City code does not mandate open space, Tri Pointe remains committed to creating highly desirable communities that offer features and amenities that set them apart, even in smaller developments. A conceptual landscape plan detailing the proposed amenities is included with this

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submission, along with an exhibit showcasing the proposed wall styles and a preliminary planting plan. The community will also incorporate concrete masonry unit retaining walls, reaching heights of up to 6 feet, with a combined maximum height of 12 feet when including screen walls.

Variance Justification

This community is encumbered by an existing wash that covers approximately half of the parcel. To convey storm flows across the parcel, a large RCB storm drain is proposed with Alpine Ridge East (21-0520-TMP1) across this site. The preliminary sizing of the storm drain box is 12'x5'. There is 20' to 25' along the east and 20' along the north property boundaries reserved for drainage easements to allow storm flows to be collected and conveyed to the historic path without any negative impacts to the proposed homes or infrastructure.

A retaining wall of up to 10 feet in height is being requested to ensure adequate cover over the box and to allow flows to be collected without impacting adjacent landowners. This over height wall request is primarily for the headwall/inlet at the proposed storm drain box. It will not be highly visible to the public as it will primarily be below the adjacent existing grade.

Thank you for considering these applications. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Westwood Professional Services



Dan Poll
Project Manager

