

24-0576 [GPA1, ZON1, VAR1, VAR2, VAC1, AND TMP1]

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: SDE 50057 IRREVOCABLE BUSINESS TRUST, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0576-GPA1	Staff recommends APPROVAL.	
24-0576-ZON1	Staff recommends APPROVAL.	24-0576-GPA1
24-0576-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0576-GPA1 24-0576-ZON1
24-0576-VAR2	Staff recommends DENIAL, if approved subject to conditions:	24-0576-GPA1 24-0576-ZON1 24-0576-VAR1
24-0576-VAC1	Staff recommends APPROVAL, subject to conditions:	
24-0576-TMP1	Staff recommends DENIAL, if approved subject to conditions:	24-0576-GPA1 24-0576-ZON1 24-0576-VAR1 24-0576-VAR2 24-0576-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 68 - 24-0576 [GPA1, ZON1, VAR1, VAR2, AND TMP1]
14 - 24-0576-VAC1

PROTESTS 0

APPROVALS 0

Submitted after final agenda
Items 30a-f

CAS

**** CONDITIONS ****

24-0576-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow stub street termini where a cul-de-sac or hammerhead is required.
2. A Variance is hereby approved to allow 44-foot wide private streets where 47 feet is required.
3. A Variance is hereby approved to allow a connectivity ratio of 1.10 where 1.30 is the minimum required.
4. Approval of a General Plan Amendment (24-0576-GPA1) and Rezoning (24-0576-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (24-0576-VAR2), Vacation (24-0576-VAC1) and Tentative Map (24-0576-TMP1) shall be required, if approved.
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.

CAS

24-0576-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow perimeter retaining walls with an overall height of 12 to 14 feet where 10 to 12 feet is the maximum height allowed.
2. Approval of a General Plan Amendment (24-0576-GPA1) and Rezoning (24-0576-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (24-0576-VAR1), Vacation (24-0576-VAC1) and Tentative Map (24-0576-TMP1) shall be required, if approved.
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.

24-0576-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements and public rights-of-way south of Radley Avenue, north of Iron Mountain Road, and east and west of Puli Road excepting out Radley Avenue, on or adjacent to Assessor's Parcel Numbers (APNs) 126-02-801-018, 126-02-801-019, 126-02-899-002, 126-02-801-020, 126-02-801-021, 126-01-401-007, 126-01-401-008, 126-01-401-009, and 126-02-899-002.
2. This Order of Vacation and Relinquishment of Interest shall record immediately prior to and concurrent with the first mapping action related to 24-0576-TMP1.

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 24-0576-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. The Order of Vacation of right-of-way 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 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.
9. If the Order of Vacation and/or Order of Relinquishment of Interest (*if a Patent Reservation*) is not recorded within four (4) 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.

24-0576-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 a General Plan Amendment (24-0576-GPA1) and Rezoning (24-0576-ZON1) and Approval of and conformance to the Conditions of Approval for Variances (24-0576-VAR1 and VAR2), and Vacation (24-0576-VAC1) shall be required, if approved.
3. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A minimum size of 24-inch box trees shall be planted 20 feet on center within required landscape buffer areas.
 - Common Element "H" to contain playground equipment and a shade structure with a desert theme.
 - Common Element "B" to contain a pedestrian access consisting of a meandering trail and benches.
 - Common Element "P" to contain pedestrian access with nine (9) feet of landscaping on either side with benches.
4. Only single-story homes shall be constructed along the south and west perimeter of the residential development.
5. The Skye Canyon Development Standards shall apply to the architectural and streetscape elements of the development with the exception of streetlights and detached sidewalk adjacent to Puli Road.
6. Street names must be provided in accordance with the City's Street Naming Regulations.

Conditions Page Five

January 14, 2025 - Planning Commission Meeting

7. 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.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Petition of Vacation 24-0576-VAC1, or a similar Vacation Application shall record immediately prior to and concurrent with the first mapping action related to this Tentative Map.
10. Dedicate 30 feet of right-of-way for Radley Avenue, 60 feet for Puli Road, the appropriate transition width for Iron Mountain Road along with a radius for the Puli Road/Iron Mountain Road intersection and standard intersection radii, as approved by the City Traffic Engineer, on the Final Map for this site.
11. 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. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Elements "R" and "G".

13. Construct half-street improvements including appropriate transition and overpaving, where legally able, on Radley Avenue adjacent to this site concurrent with development of this site. Additionally, construct the full-width of Puli Road and Iron Mountain Road adjacent to this site including a median on Iron Mountain Road to a point on Puli Road acceptable to the City Traffic Engineer. Puli Road shall conform to Uniform Standard Drawing #205 to accommodate the 36" Transmission water line as shown on the approved Tentative Map. Iron Mountain Road improvements shall match the approved right-of-way transition on Iron Mountain Road. 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.
14. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
15. 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 #126-02-801-006 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 #126-02-801-006 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.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access 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. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. 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.
18. 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.
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.

Fire & Rescue

21. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a 114-lot single-family residential subdivision that fails to comply with Title 19 development standards on 21.34 acres located on the south side of Kyle Canyon Road, approximately 1,000 feet west of the Shaumber Road alignment.

ISSUES

- A General Plan Amendment is requested from PCD (Planned Community Development) to L (Low Density Residential). Staff supports the request.
- A Rezoning is requested from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-SL (Residential Small Lot). Staff supports the request.
- A Variance is requested to allow stub street termini where a cul-de-sac or hammerhead is required. Staff does not support the request.
- A Variance is requested to allow to allow 44-foot wide private streets where 47 feet is required. Staff does not support the request.
- A Variance is requested to allow a connectivity ratio of 1.10 where 1.30 is the minimum required. Staff does not support the request.
- A Variance is requested to allow perimeter retaining walls with an overall height of 12 to 14 feet where 10 to 12 feet is the maximum height allowed. Staff does not support the request.
- Vacations are requested to vacate U.S. Government Patent Easements and portions of right-of-way (west half of Wolfman Drive and north half of Iron Mountain Alignment). Staffs supports the requests.
- A Condition of Approval has been added regarding required trees within the landscape buffer areas.

ANALYSIS

The subject site consists of seven undeveloped parcels, totaling 21.34 acres. It is currently zoned U (Undeveloped) with a PCD (Planned Community Development) General Plan Designation and subject to Title 19 development standards. The surrounding area is also predominantly undeveloped and zoned U (Undeveloped) with a PCD (Planned Community Development) General Plan Designation. The Skye Canyon Master Plan Area abuts the subject site adjacent to the south. The applicant proposes to develop the subject site with a 144-lot single-family residential subdivision.

General Plan Amendment

The subject site is located within the City of Las Vegas 2050 Master Plan Kyle Canyon Area and currently has a land use designation of PCD (Planned Community Development). Per the 2050 Master Plan, it calls for mixed residential development, subject to conditions and adjacency standards with a maximum density of eight dwelling units per acre. The Kyle Canyon Area is the current northwestern gateway to the Las Vegas Valley from Northern Nevada. The 2050 Master Plan's land use and development guidelines for Kyle Canyon are to add traditional neighborhood subdivisions to already existing detached single-family homes and large-lot estates.

A General Plan Amendment is requested from PCD (Planned Community Development) to L (Low Density Residential). The L (Low Density Residential) designation is intended to provide single-family housing, detached homes, and manufactured housing up to 5.5 dwelling units per acre. It aligns with the proposed zoning district of R-SL (Residential Small Lot). Staff finds the proposed L (Low Density Residential) designation aligns with the vision for the City of Las Vegas 2050 Master Plan Kyle Canyon Area. Therefore, staff recommends approval of the request.

Rezoning

The subject site is currently zoned U (Undeveloped) with a PCD (Planned Community Development) General Plan Designation. The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

A Rezoning is requested from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-SL (Residential Small Lot). The purpose of the R-SL 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 R-SL District is consistent with the policies of the proposed L (Low Density Residential) designation. Staff finds the Rezoning request aligns with the City of Las Vegas 2050 Master Plan housing goals and will be compatible with the future development in the surrounding area. Therefore, staff recommends approval of the request.

Variance

The applicant requests approval of the following Variances from Title 19.04 Complete Street Standards:

- To allow stub street termini where a cul-de-sac or hammerhead is required;
- To allow 44-foot wide private streets where 47 feet is required;
- and to allow a connectivity ratio of 1.10 where 1.30 is the minimum required.

Pursuant to Title 19.04, 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 flowline 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.

Private streets are required to have the same dimensions as the comparable public streets unless separated by gates. The proposed private streets are not gated and are 44 feet in width where 47 feet is required. The Connectivity Ratio is a measure of how efficiently a transportation network provides access between destinations. It is computed by taking the ratio of links (street segments) to nodes (intersections and cul-de-sac terminuses). It is determined by dividing the number of street segments (street sections between intersections and or cul-de-sac terminuses) by the number of intersections and cul-de-sac terminuses. Staff finds the Variance requests to be self-imposed hardships and outside the realm of NRS Chapter 278 for granting of Variances.

Tentative Map

The submitted tentative map depicts a 114-lot single-family, detached residential subdivision. Development is subject to the proposed R-SL (Single Family Small Lot Residential) zoning district. The subdivision has a density of 5.34 dwelling units per acre, which is in alignment with the requested General Plan Amendment and Rezoning. The lot sizes range from 4,500 square feet to 8,063 square feet, with an average lot size of 5,150 square feet. Each dwelling unit will have a two-car garage.

Per Title 19, development with a natural slope greater than two percent is allowed a maximum six-foot tall retaining wall. Development with a natural slope less than two percent is allowed a maximum four-foot tall retaining wall height. The submitted east/west cross sections depict maximum natural grade greater than two percent across this site while the north/south cross sections depict a maximum natural grade less than two percent across the subject site. The applicant requests a Variance to allow increase wall heights throughout the development where the slopes vary between less than and greater than two percent. A Variance is requested to allow perimeter retaining walls with an overall height of 12 to 14 feet where 10 to 12 feet is the maximum height allowed respectively. Staff finds the request to be a self-imposed hardship and thereby recommends denial of the request.

The Department of Public Works - Traffic Engineering Division has commented, "This project will add approximately 1,075 trips per day on Iron Mountain Road and 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 107 additional peak hour trips, or about seven every four minutes."

The Clark County School District (CCSD) has commented, "A student yield of approximately 40 students will be generated by the proposed development. Bilbray Elementary School, Divich Elementary School, Arbor View High School and Centennial High School are over capacity for the 2024-2025 school year. Bilbray Elementary School is at 102.97 percent of program capacity. Divich Elementary School is at 144.23 percent of program capacity. Arbor View High School is at 119.66 percent of program capacity. Centennial High School is at 117.50 percent of program capacity. It is noted that the elementary schools share an attendance boundary."

Staff finds the proposed development will not be compatible with the existing and future development in the surrounding area and therefore recommends denial of the requested Variances and Tentative Map. Staff recommends approval of the requested General Plan Amendment, Rezoning and Vacation.

FINDINGS (24-0576-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 density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations which include TND (Traditional Neighborhood Development) and PCD (Planned Community Development).

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

The proposed L (Low Density Residential) land use designation would allow the R-1 (Single Family Residential), the R-SL (Single Family Small Lot) and the R-MH (Mobile/Manufactured Home Residential) zoning districts, which are compatible with the existing T-D (Traditional Development) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] zoning districts.

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

As the city continues to expand northwest with the continued construction of infrastructure, there will be adequate transportation, recreation and utility facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment

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

The proposed amendment adheres to all applicable city adopted plans and policies.

FINDINGS (24-0576-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 (Single Family Small Lot) zoning district would conform to the proposed L (Low Density Residential) land use 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 proposed R-SL (Single Family Small Lot) zoning district would allow lots with a minimum size of 4,500 square feet which is compatible with the existing residential development found in the abutting Skye Canyon Master Plan Area.

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

Growth and development factors in the community do indicate the need for more housing options as outline in the City of Las Vegas 2050 master Plan. The requested Rezoning aligns with the city's goals for housing.

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 infrastructure needed for the Kyle Canyon Area is currently under construction.

FINDINGS (24-0576-VAR1 and VAR2)

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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop the subject property without adhering to Title 19 minimum development standards. Redesign of the subdivision would allow conformance to the 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 (24-0576-VAC1)

Staff has no objection to the petition to vacate public right-of-ways for Wolfman Drive and Iron Mountain Road nor to the relinquishment of the City's interests in U.S. Government Patent Reservations generally located south of Radley Avenue, north of Iron Mountain Road, and east and west of Puli Road on or adjacent to Assessor's Parcel Numbers (APNs) 126-02-801-018, 126-02-801-019, 126-02-899-002, 126-02-801-020, 126-02-801-021, 126-01-401-007, 126-01-401-008, 126-01-401-009, and 126-02-899-002.

The following information is presented 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,
- 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, the Iron Mountain and Puli subdivision.
- 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

FINDINGS (24-0576-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable Title 19 requirements; therefore, staff recommends denial. If approved, it will be subject to conditions.

24-0576 [GPA1, ZON1, VAR1, VAR2, VAC1, AND TMP1]

Staff Report Page Eight

January 14, 2025 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/01/05	The City Council approved a request for a Petition of Annexation (ANX-5528) to annex approximately 529 acres of land, generally located north of Iron Mountain Road and west of Hualapai Way.
06/04/08	The City Council approved a request for a Petition of Annexation (ANX-23103) to annex approximately 604 acres of land, generally located south of Moccasin Road and west of Mainwal Way.
05/14/24	<p>The Planning Commission voted to table the following Land Use Entitlement project requests for the subject site:</p> <ul style="list-style-type: none">• General Plan Amendment (24-0081-GPA1) request from PCD (Planned Community Development) to ML (Medium Low Density Residential)• Rezoning (24-0081-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-CL (Single Family Compact-Lot)

<i>Most Recent Change of Ownership</i>	
05/20/04	A deed was recorded for a change in ownership. (APN 126-02-801-019)
06/13/11	A deed was recorded for a change in ownership. (APNs 126-01-401-007, 008 and 009)
06/23/11	A deed was recorded for a change in ownership. (APNs 126-02-801-018, 020 and 021)

<i>Related Building Permits/Business Licenses</i>	
There are no Building Permits or Business Licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
10/29/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

CAS

Neighborhood Meeting	
12/30/24	<p>A Neighborhood Meeting was held on Monday, December 30th at 5:30 p.m. at the Centennial Hills Library (6711 N. Buffalo 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"> - 2 representatives for the applicant - 1 member of City of Las Vegas Department of Community Development staff - 1 Planning Commissioner for Ward 6 - 4 members of the public <p>The representatives opened the neighborhood meeting by discussing the scope of the project and surrounding area characteristics and then opened the meeting to questions and concerns. The following questions and concerns were noted:</p> <p>Question regarding mix of units throughout the development.</p> <ul style="list-style-type: none"> - Representative clarified that development would be done in two phases, with a mix of one and two story homes. Applicant indicated that one-story home types would be mainly located on the periphery of the subdivision adjacent to the Red Rock National Conservation Area. <p>Question regarding density for proposed development.</p> <ul style="list-style-type: none"> - Representative indicated a density of approximately 5.34 dwelling units per acre and discussed how proposed density falls within desired range in the proposed Kyle Canyon Area Plan. <p>Question regarding floor area range of proposed homes.</p> <ul style="list-style-type: none"> - Representative indicated a range between 2,000 and 3,200 SF. <p>Question regarding pricing of the homes.</p> <ul style="list-style-type: none"> - Representative indicated a price between \$620,000 to \$760,000. <p>Question regarding when development would break ground if approved.</p> <ul style="list-style-type: none"> - Representative indicated breaking ground in September 2025 for phase I only.

Neighborhood Meeting (continued)	
12/30/24	<p>Concern about where applicant would obtain water.</p> <ul style="list-style-type: none"> - Representative clarified that water is supplied from Lake Mead.
	<p>Question regarding whether developer would be responsible for offsite improvements.</p> <ul style="list-style-type: none"> - Representative clarified that they would put in full offsite improvements for streets adjacent to their development.
	<p>Concern regarding connectivity ratio Variance and setting a precedent for other developments to not want to provide adequate connectivity and trail connections.</p> <ul style="list-style-type: none"> - Representative indicated working with CLV staff to remediate connectivity concerns.
	<p>Concern regarding open space within the residential subdivision. The Planning Commissioner indicated working with the applicant to bring more trees, green space to the subdivision.</p> <ul style="list-style-type: none"> - Representative indicated possibility of adjusting lot sizes to accommodate the request.
	<p>Question whether applicant would consider different architectural styles similar to KB Homes and Tripointe (Modern style).</p> <ul style="list-style-type: none"> - Representative indicated that their product types are primarily Spanish-style products. Applicant indicated potentially also meeting Skye Canyon Design Guidelines.
	<p>Question whether offsite improvements would be provided to the south and west of the property.</p> <ul style="list-style-type: none"> - Representative indicated no as drainage channel surrounds the property to the west and portions of the south boundary.
	<p>Question as to why Iron Mountain does not continue west.</p> <ul style="list-style-type: none"> - Representative indicated the development is adjacent to the Red Rock National Conservation Area.
	<p>Overall, the members of the public did not indicate whether they support or oppose the proposed development. The neighborhood meeting was closed at 6:00 p.m.</p>

24-0576 [GPA1, ZON1, VAR1, VAR2, VAC1, AND TMP1]

Staff Report Page Eleven

January 14, 2025 - Planning Commission Meeting

Field Check	
12/05/24	Staff conducted a routine field check and was unable to get direct access to the site due to construction. The area is primarily undeveloped.

Details of Application Request	
Site Area	
Net Acres	21.34

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 (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		OL (Open Lands) - Clark County	RS80 (Residential Single-Family 80) - Clark County
		TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]

CAS

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Northwest Open Space Plan	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, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	4,500 SF	4,500 SF	Y
Min. Lot Width	40 Feet (Interior)	40 Feet (Interior)	Y
	45 Feet (Corner)	45 Feet (Corner)	
Min. Setbacks			
Front	<ul style="list-style-type: none"> • 15 feet • 20 feet to garage entry • 10 feet to first floor patio cover (cannot be enclosed) 	<ul style="list-style-type: none"> • 15 feet • 20 feet to garage entry • 10 feet to first floor patio cover (cannot be enclosed) 	Y
Side	5 Feet	5 Feet	Y
Corner	15 Feet	15 Feet	Y
Rear	15 Feet	15 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	1 dwelling per lot	1 dwelling per lot
Proposed Zoning	Permitted Density	Units Allowed
R-SL (Residential Small Lot)	1 dwelling per lot	1 dwelling per lot
Existing General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development)	< 8 du/acre	170
Proposed General Plan	Permitted Density	Units Allowed
L (Low Density Residential)	< 5.5 du/acre	117

19.04.040 Connectivity			
Transportation Network Element		# Links	# Nodes
Internal Street		19	
Intersection - Internal			15
Cul-de-sac or Hammerhead Terminus			3
Non-Vehicular Path - Unrestricted		3(0.5)	
Total			
		Required	Provided
Connectivity Ratio (Links / Nodes):		1.30	1.10

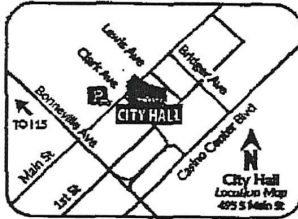
Pursuant to Title 19.08 and 19.12, the following parking standards apply:

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	114	2 per dwelling unit	228				
TOTAL SPACES REQUIRED			228		228		Y

Westwood
Phone (702) 284-5300 5725 W. Badura Ave
Suite 100
Las Vegas, NV 89118
www.westwood.com
Westwood Professional Services, Inc.

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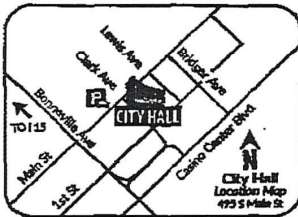
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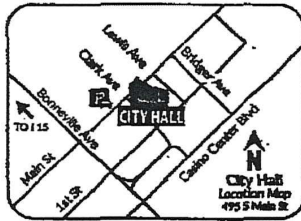
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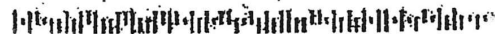
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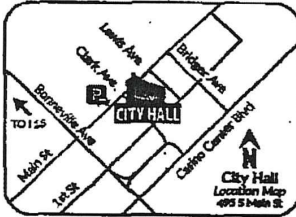
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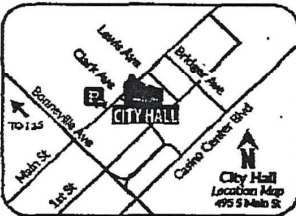
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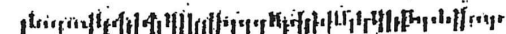
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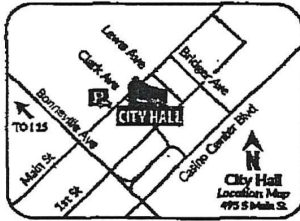
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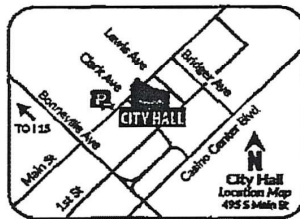
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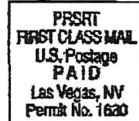
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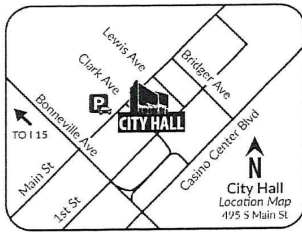
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