



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CENTURY COMMUNITIES - OWNER: RAINY DAY INVESTMENTS, LLC, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0063-ZON1	Staff recommends DENIAL.	
25-0063-VAR1	Staff recommends DENIAL, if approved subject to conditions:	25-0063-ZON1
25-0063-VAR2	Staff recommends DENIAL, if approved subject to conditions:	25-0063-ZON1 25-0063-VAR1
25-0063-VAC1	Staff recommends DENIAL, if approved subject to conditions:	25-0063-ZON1 25-0063-VAR1 25-0063-VAR2
25-0063-TMP1	Staff recommends DENIAL, if approved subject to conditions:	25-0063-ZON1 25-0063-VAR1 25-0063-VAR2 25-0063-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 530 (25-0063 [ZON1, VAR1, VAR2, AND TMP1])
 190 (25-0063-VAC1)

PROTESTS 0

APPROVALS 0

25-0063 [ZON1, VAR1, VAR2, VAC1, AND TMP1]

**** CONDITIONS ****

25-0063-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow stub street termini where a cul-de-sac or hammerhead is required for private, gated streets.
2. A Variance is hereby approved, to allow a Connectivity Ratio of 1.00 where a minimum of 1.30 is required.
3. Approval of Rezoning (25-0063-ZON1) and approval of and conformance to the Conditions of Approval for Vacation (25-0063-VAC1), Variance (25-0063-VAR2) and Tentative Map (25-0063-TMP1) shall be required, if approved.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0063-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a six-foot tall proposed retaining wall where four feet is the maximum height allowed.
2. A Variance is hereby approved, to allow a proposed perimeter wall height of 12 feet where 10 feet is the maximum height allowed.
3. Approval of Rezoning (25-0063-ZON1) and approval of and conformance to the Conditions of Approval for Vacation (25-0063-VAC1), Variance (25-0063-VAR1) and Tentative Map (25-0063-TMP1) shall be required, if approved.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0063-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused portions of public right-of-way and Public Drainage Easement on Assessor Parcel Numbers (APNs) 138-11-502-003 and 138-12-199-019 at the southwest corner of Jones Boulevard and Rancho Drive. APN 138-11-599-003 is not included and any reduction to the current width must be relinquished by the Nevada Department of Transportation. Additionally, the area needed for a future southbound right turn lane on Rancho drive is not eligible to be vacated.

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2. The Order of Vacation shall record prior to or concurrently with the Final Map for this site.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 25-0063-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the 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 or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

25-0063-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 Rezoning (25-0063-ZON1), Vacation (25-0063-VAC1), and Variances (25-0063-VAR1 and VAR2) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All landscaping shall be in conformance with the landscape plan date stamped 03/13/25, except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Special Use Permit (U-0059-96) is hereby expunged upon final approval.

Public Works

7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 25-0063-VAC1, shall be recorded to eliminate the right-of-way in conflict with this proposed site. If 25-0063-VAC1 is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review. Additionally, the portion of Rancho Drive located on APN 138-11-502-003 will need to be relinquished through Nevada Department of Transportation.

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8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, all Homeowner's Association common lot elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.
9. Dedicate and construct a bus turn-out meeting Standard Drawing #234.1 or 234.4 for the existing bus stop on Jones Boulevard adjacent to this site concurrent with development of this site. Additionally, grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC) for the existing bus stop on Jones Boulevard adjacent to this site.
10. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts on Jones Boulevard, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
11. Construct half-street improvements including appropriate transition paving on Rancho Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of a southbound right turn lane on Rancho Drive is required unless both the Nevada Department of Transportation and the City Engineer agree in writing that construction is not required.
12. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than three feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.

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13. Contact the City Engineer's Office at 702-229-6691 to coordinate the development of this project with the Gowan - Alexander Road, Torrey Pines Drive to Decatur Boulevard project (MWA214) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
17. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.
18. 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.

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19. 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

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

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed 41-lot single-family detached residential subdivision that fails to comply with Title 19 development standards on 5.28 acres generally located at the northwest corner of Rancho Drive and Jones Boulevard.

ISSUES

- A Rezoning is requested from C-2 (General Commercial) to R-CL (Single Family Compact-Lot). Staff does not support the request.
- A Variance is requested to allow stub street termini where a cul-de-sac or hammerhead is required for private, gated streets. Staff does not support the request.
- A Variance is requested to allow a Connectivity Ratio of 1.00 where a minimum of 1.30 is required. Staff does not support the request.
- A Variance is requested to allow a six-foot tall proposed retaining wall where four feet is the maximum height allowed. Staff does not support the request.
- A Variance is requested to allow a proposed perimeter wall height of 12 feet where 10 feet is the maximum height allowed. Staff does not support the request.
- A Petition to Vacate public right-of-way and public drainage easements is requested. Staff does not support the request.
- During a routine site visit, staff did not observe an off-premise sign (billboard) on the subject site. A demolition permit for the demolition of the off-premise sign (billboard) was issued on 11/07/24 and finalized on 01/27/25.

ANALYSIS

The subject 5.28-acre undeveloped site is zoned C-2 (General Commercial) and is subject to Title 19 development standards. The subject site is bordered by condominiums to the west and single-family residential dwellings to the south. Property to the north of the site is undeveloped and zoned C-2 (General Commercial). Property to the east, across Jones Boulevard, is developed with a truck rental and storage facility. The applicant proposes to develop the subject site with a 41-lot single-family detached residential subdivision.

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Rezoning

A Rezoning is requested from C-2 (General Commercial) to R-CL (Residential Compact-Lot). The purpose of the R-CL (Residential Compact-Lot) district is to provide for single-family units and other customary residential uses on a smaller lot size. The R-CL zoning district is allowed with the current land use designation of TOC-2 (Transit Oriented Corridor - Low). The TOC-2 land use designation created with the implementation of the City of Las Vegas 2050 Master Plan calls for lower intensity mixed use development and allows a density up to 30 dwelling units per acre. This land use designation is characterized by commercial corridors with preferred multi-story development with commercial uses on the first floor, and residential and office uses on the upper floors. Staff finds the proposed single-family residential subdivision does not align with the Master Plan vision for mixed-use developments along major corridors such as Rancho Drive. Therefore, staff recommends denial of the Rezoning request.

Petition to Vacate

The applicant has requested to vacate right-of-way and public drainage easements that are located on the subject site. The Department of Public Works has presented the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform
- 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 involves only excess right-of-way? *Yes*
- 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, provided it does not conflict with the future design of Rancho Drive.

Tentative Map and Variances

The submitted Tentative Map depicts a 41-lot single-family detached residential subdivision with lots ranging from 3,189 square feet to 7,719 square feet. Development is subject to the proposed R-CL (Residential Compact-Lot) zoning district. The subdivision has a density of 7.77 dwelling units per acre, which is acceptable within the associated TOC-2 (Transit Oriented Corridor - Low) land use designation. The site proposes private, gated streets with ingress and egress from Jones Boulevard. The proposed subdivision provides adequate landscape buffer widths along Rancho Drive and Jones Boulevard, which tapers down to six feet in width to accommodate a bus turnout.

Pursuant to Title 19.040.100, “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.”

The applicant has requested the following Variances of Title 19.04 Complete Street Standards:

- 1. To allow stub street termini where a cul-de-sac or hammerhead are required; and
- 2. To allow a connectivity ratio of 1.00 where a minimum of 1.30 is required.

Stub street terminations are proposed at the northern and southern ends of the proposed subdivision. Staff does not support this request, as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around in a forward motion or maneuver in a safe manner without backing down the street.

Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development’s street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The proposed subdivision does not meet the minimum connectivity ratio required. Staff notes that no unique circumstance has been presented to support the requested Variance regarding the required connectivity ratio.

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In addition, the applicant has requested a Variance to allow proposed retaining and perimeter walls that do not conform to Title 19.06 development standards for height. The submitted east/west and north/south cross sections depict a maximum natural grade of less than two percent across the subject site. Pursuant to Title 19.06, a development with natural slope less than two percent is allowed a maximum four-foot tall retaining wall and an overall wall height of 10 feet. A Variance is requested as a maximum five-foot, three-inch tall retaining wall and an overall wall height of 11.3 feet is proposed along Jones Boulevard. Per the submitted justification letter, increased retaining wall height is needed to accommodate drainage.

The Department of Public Works - Traffic Engineering Division has commented, "This project is expected to add an additional 387 trips per day on Jones Boulevard and Rancho Drive. Currently, Jones Boulevard is at about 17 percent of capacity and Rancho Drive is at about 48 percent of capacity. With this project, Jones Boulevard is expected to be at about 18 percent of capacity and Rancho Drive to be at 49 percent of capacity. Based on peak hour use, this development will add into the area roughly 39 additional peak hour trips, or about two every three minutes."

The Clark County School District projects that the proposed subdivision will yield approximately six elementary school students, four middle school students, and six high school students. The schools serving this area include Tobler Elementary School, Molasky Middle School, and Cheyenne High School.

The proposed residential subdivision fails to comply with Title 19 development standards and the overall vision of the City of Las Vegas 2050 Master Plan. Additionally, no unique or extraordinary evidence has been presented to warrant the two requested Variances of Title 19.04 Complete Street Standards and Title 19.06 wall height standards. As such, staff recommends denial of all requested entitlements. If approved, it will be subject to conditions.

FINDINGS (25-0063-ZON1)

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

1. The proposal conforms to the General Plan.

The proposed R-CL (Residential Compact-Lot) zoning district conforms with the TOC-2 (Transit Oriented Corridor - Low) land use designation.

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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-CL (Residential Compact-Lot) zoning district is to provide for single-family units and other customary residential uses on a smaller lot size. The proposed zoning district is not compatible with the land uses and zoning districts along the Rancho Drive commercial corridor.

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

There are no development factors in the community that would warrant the proposed R-CL (Residential Compact-Lot) zoning district on the subject site.

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.**

The site is accessed by Jones Boulevard, an 80-foot wide Collector Street, which is adequate in size to serve the proposed zoning district.

FINDINGS (25-0063-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.”

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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 site without adhering to Title 19.04 development standards for connectivity and street terminations. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (25-0063-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 retaining and perimeter walls that exceed Title 19 height standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (25-0063-VAC1)

As the proposed residential subdivision fails to comply with Title 19 requirements, staff recommends denial of the request to vacate public right-of-way and drainage easements located at the subject site.

FINDINGS (25-0063-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable Title 19 requirements including nonstandard street termini and adequate site connectivity within the proposed residential subdivision. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/21/96	The City Council approved the Special Use Permit (U-0059-96) for a 14-foot by 48-foot advertising (billboard) sign to replace an existing 12-foot by 24-foot sign on property located on the west side of Rancho Drive, approximately 75 feet north of Jones Boulevard.
04/02/03	The City Council approved the request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road.
07/15/09	The City Council approved a Required Review (RQR-34321) of a previously approved Special Use Permit (U-0059-96) for an existing 14-foot by 48-foot off-premise sign on 5.06 acres at 3941 North Rancho Drive.
08/15/12	The City Council approved a Required Review (RQR-45466) of a previously approved Special Use Permit (U-0059-96) for an existing 14-foot by 48-foot off-premise sign on 5.06 acres at 3941 North Rancho Drive.
08/19/15	The City Council approved a Required Review (RQR-57992) of a previously approved Special Use Permit (U-0059-96) for an existing 14-foot by 48-foot off-premise sign at 3941 North Rancho Drive.
08/28/17	The Department of Community Development - Planning Division administratively approved a Site Development Plan Review (SDR-71469) for a three-foot by 2-foot tall embellishment on an existing off-premise sign at 3941 North Rancho Drive.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
04/21/21	The City Council approved a Required Review (21-0114-RQR1) of a Special Use Permit (U-0059-96) for a 40-foot tall by 48-foot tall off-premise sign (not qualifying as a city communication sign) on 5.06 acres at 3941 North Rancho Drive.
05/01/24	The City Council approved a Required Review (24-0109-RQR1) of a Special Use Permit (U-0059-96) for a 40-foot tall by 48-foot tall off-premise sign (not qualifying as a city communication sign) on 5.06 acres at 3941 North Rancho Drive.
12/03/24	A Code Enforcement case (CE24-09262) was processed for graffiti at 3941 North Rancho Drive. The case was resolved on 01/15/25.

Most Recent Change of Ownership	
09/03/24	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/07/24	A permit (#C24-03329) was issued for the removal of an existing off-premise sign (billboard) at 3941 North Rancho Drive. The permit was finalized on 01/27/25.

Pre-Application Meeting	
02/05/25	A pre-application meeting was held with the applicant.

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

Field Check	
02/27/25	Staff conducted a routine field check and observed an undeveloped site with temporary chain link fencing. No off-premise sign (billboard) was observed.

Details of Application Request	
Site Area	
Net Acres	5.28

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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	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
North	Undeveloped	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
South	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Truck Rental	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
	Mini-Storage Facility		
	Hospital		
West	Residential, Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Rancho	N*
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails - Shared Use Trail (Northeast side of Rancho Drive)	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

*Staff finds the proposed single-family residential subdivision does not align with the Master Plan vision for medium to higher-density mixed-use developments to support existing well-established commercial areas in the Rancho area.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	3,000 SF	3,189 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks			
<ul style="list-style-type: none"> • Front • Side • Corner • Rear 	14 Feet to house 18 Feet to front entry garage 10 Feet (combined) 10 Feet 10 Feet	14 Feet to house 18 Feet to front entry garage 10 Feet (combined) 10 Feet 10 Feet	 Y Y Y Y Y

Existing Zoning	Permitted Density	Units Allowed
C-2 (General Commercial)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-CL (Single Family Compact-Lot)	1 du/lot 3,000 SF lots or 14.52 du/ac	76
Existing General Plan	Permitted Density	Units Allowed
TOC-2 (Transit-Oriented Corridor - Low)	< 30 du/acre	157

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Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• Northeast	1 Tree / 30 Linear Feet	8 Trees	20 Trees	Y
• Southeast	1 Tree / 30 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		19 Trees	31 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• Northeast	6 Feet		20 Feet	Y
• Southeast	6 Feet		6-10 Feet	Y
Max. Retaining Wall Height (Slope < 2%)	4 feet		5 Feet 3 Inches	N*
Max. Perimeter Wall Height (Slope < 2%)	10 feet		11 Feet 3 Inches	N*

*A Variance is requested.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Drive	Freeway/Expressway	Master Plan of Streets and Highways Map	150	Y
Jones Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y

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19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	7	
Intersection - Internal		5
Cul-de-sac or Hammerhead Terminus		2
Intersection - External Street or Stub Terminus		
Intersection - Stub Terminus with Temporary Turnaround Easements		
Non-Vehicular Path - Unrestricted		
Total	7	7
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00

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	41 dwelling units	2 per dwelling unit	82				
TOTAL SPACES REQUIRED			82		82		Y