


**AGENDA MEMO - COMMUNITY DEVELOPMENT**
**PLANNING COMMISSION MEETING DATE: JULY 9, 2024**
**DEPARTMENT: COMMUNITY DEVELOPMENT**
**ITEM DESCRIPTION: APPLICANT/OWNER: SEQUOIA ANN ROAD JV, LLC**


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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0269-GPA1</b>	Staff recommends DENIAL.	
<b>24-0269-ZON1</b>	Staff recommends DENIAL.	24-0269-GPA1
<b>24-0269-VAR1</b>	Staff recommends DENIAL, if approved subject to conditions:	24-0269-GPA1 24-0269-ZON1
<b>24-0269-VAR2</b>	Staff recommends DENIAL, if approved subject to conditions:	24-0269-GPA1 24-0269-ZON1 24-0269-VAR1
<b>24-0269-TMP1</b>	Staff recommends DENIAL, if approved subject to conditions:	24-0269-GPA1 24-0269-ZON1 24-0269-VAR1 24-0269-VAR2

**\*\* NOTIFICATION \*\***
**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      30

**NOTICES MAILED**      258

**PROTESTS**      0

**APPROVALS**      0

**\*\* CONDITIONS \*\***

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**24-0269-VAR1 CONDITIONS**

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**Planning**

1. Approval of a General Plan Amendment (24-0269-GPA1) and Rezoning (24-0269-ZON1) and approval of and conformance to the Conditions of Approval for Variance (24-0269-VAR2) and Tentative Map (24-0269-TMP1) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0269-VAR2 CONDITIONS**

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**Planning**

1. Approval of a General Plan Amendment (24-0269-GPA1) and Rezoning (24-0269-ZON1) and approval of and conformance to the Conditions of Approval for Variance (24-0269-VAR1) and Tentative Map (24-0269-TMP1) shall be required, if approved.
2. 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.

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3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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### 24-0269-TMP1 CONDITIONS

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#### **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 (24-0269-GPA1), Rezoning (24-0269-ZON1) and Variances (24-0269-VAR1 and 24-0269-VAR2) shall be required, if approved.
3. An Exception of Title 19.06.040.F is hereby approved, to allow tree spacing exceeding 30 feet on center in the perimeter buffer east of Street A.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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

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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.

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

**Public Works**

7. Grant a minimum eight-foot wide Shared Use Trail Easement along Ann Road adjacent to this site on the Final Map for this site. Construction of the trail is not required concurrent with the development of this site.
8. Grant a minimum 20-foot wide Public Sewer Easement for the public sewer line proposed adjacent to Ann Road, west of Street A. 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.
9. 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, 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.
10. 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.

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11. 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.
12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. 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**

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

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting to redevelop an existing 4.14-acre residential property located at the northeast corner of Ann Road and Rebecca Road as a 17-lot single-family detached residential subdivision.

**ISSUES**

- A General Plan Amendment is requested from DR (Desert Rural Density Residential) to L (Low Density Residential) on this site. Staff recommends denial.
- A Rezoning is requested from R-E (Residence Estates) to R-1 (Single Family Residential) on this site. Staff recommends denial.
- A Variance is requested to allow a 1.00 Connectivity Ratio where 1.30 is the minimum required and to allow a modified Shared-Use Trail design on the north side of Ann Road east of Rebecca Road consisting of the existing five-foot attached sidewalk. Staff recommends denial of both components of the Variance request.
- A second Variance is requested to allow perimeter retaining walls of up to six feet and a combined retaining and screening wall height of up to 12 feet where a maximum of four feet is allowed for perimeter retaining walls and 10 feet for overall wall height. Staff recommends denial.
- The applicant is proposing a 160-foot external intersection offset where LVMC Title 19.02.140 requires a minimum of 220 feet. The City Traffic Engineer has determined that the alternative design can safely accommodate traffic circulation and therefore, no Waiver of this standard is required.
- A site visibility restriction zone precludes planting of required trees within the landscape buffer located to the east of the subdivision entry street (Street A). If the Tentative Map is approved, staff approves an Exception of the tree spacing requirement in LVMC Title 19.06.040.F to accommodate the site visibility restriction zone requirement.
- The Tentative Map shows a proposed five-foot power easement that would be located along the west property line within a common lot. Existing power poles would need to be relocated westward into this easement. In addition, the applicant is proposing up to 12-foot tall walls along the edge of an existing five-foot power line easement that could create a no-man's land with maintenance issues between walls. Although a homeowner's association will be required to maintain all common areas, staff is concerned that the common area widths would not be sufficient to adequately maintain utilities. The applicant is urged to contact the appropriate public utility to discuss this issue.

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## **ANALYSIS**

The subject site is located on the north side of Ann Road, approximately 910 feet west of Torrey Pines Drive. The land is currently developed for a single family dwelling with a horse arena and stables. There is an existing 10-foot power easement approximately 21 feet east of the west property line and a five-foot telephone and power easement along the north and east property lines, both containing existing power poles. The proposed residential dwellings on this site would be market rate homes.

The parcel is adjacent to land designated R (Rural Density Residential), RNP (Rural Neighborhood Preservation) and DR (Desert Rural Density Residential) on the General Plan, and adjacent to land zoned R-E (Residence Estates) and R-PD2 (Residential Planned Development - 2 Units per Acre). This parcel is located in the city's Rural Preservation Neighborhood Overlay (R-PO) District. A General Plan Amendment and Rezoning to a higher density would remove this designation from the parcel, as only parcels that remain at a density of 2.00 dwelling units per acre or less may be considered R-PO parcels.

The existing DR (Desert Rural Density Residential) General Plan Designation allows residential density of up to 2.50 dwelling units per acre on large lot, single-family estates in suburban or peripheral rural areas. The existing R-E (Residence Estates) zoning district is consistent with this land use. In order to allow the number of proposed lots, the applicant is requesting a General Plan Amendment from DR to L (Low Density Residential), which allows up to 5.00 dwelling units per acre and a variety of single-family residential housing products. The applicant requests to rezone the site to R-1 (Single Family Residential), consistent with the proposed L (Low Density Residential) General Plan Designation. The proposed density would be 4.11 dwelling units per acre.

The proposed L (Low Density Residential) General Plan designation allows significantly higher densities than surrounding properties and therefore would be incompatible with the existing RNP (Rural Neighborhood Preservation), DR (Desert Rural Density Residential) and R (Rural Density Residential) designations on surrounding adjacent parcels. Similarly, the proposed R-1 (Single Family Residential) zoning district would be incompatible with the existing R-PD2 (Residential Planned Development - 2 Units per Acre) and R-E (Residence Estates) zoning designations on adjacent parcels. There are no growth or development factors that support higher density in this area. The more appropriate course of action would be to subdivide lots in accordance with R-E development standards, with access from a small side street or access easement.

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Title 19.18 defines Spot Zoning as “Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.” While the proposed R-1 (Single Family Residential) zoning district allows for similar uses as those on adjacent properties, the density of such uses would be incompatible with the existing residential uses and General Plan designations on those properties, and thus this definition would be applicable. Staff therefore recommends denial of both the General Plan Amendment and Rezoning requests.

Lots are proposed to range in size from 6,593 square feet to 10,504 square feet. They are typically 65 feet wide and 127 feet deep. Access to the proposed lots would be from a 49-foot wide public street with sidewalks on both sides terminating in a standard cul-de-sac. No direct access to subdivided lots is allowed onto Ann Road, which is classified as a Primary Arterial on the city’s Master Plan of Streets and Highways. No pedestrian access is proposed to adjoining developments. As the design of the subdivision will not allow for conformance to the required 1.30 Connectivity Ratio required by Title 19.04.040, a Variance is required. As staff does not support the associated General Plan Amendment and Rezoning, and the Connectivity Ratio requirement is not enforced in the existing R-E zoning district, staff recommends denial of the Variance request.

A shared-use trail is required along Ann Road adjacent to this site. Per Title 19.04.420, the trail requires a detached, eight to 10-foot wide trail path with a five-foot amenity zone. The amenity zone may be located within the public right-of-way. Currently, the full width of the trail has not been implemented along Ann Road east of Rainbow Boulevard. The applicant is proposing to attach the existing five-foot sidewalk to a proposed minimum eight-foot landscape buffer, which would not satisfy code requirements and thus require a Variance. The Department of Public Works supports the eventual development of the trail along Ann Road and therefore recommends denial. If the Variance is approved, Public Works will still require the applicant to grant an eight-foot wide trail easement to allow for any future trail improvements.

The submitted landscape plan shows a total of 12, 24-inch box trees in a minimum eight-foot wide buffer along Ann Road. Due to the placement of sewer in the buffer area west of Street A, the tree placement is staggered and will meet planting requirements. However, east of Street A, a sight visibility restriction zone will prevent all but one tree from being planted anywhere in the buffer. Although the Title 19 requirement for total number of trees in the buffer can be met, the maximum spacing of 30-foot intervals could not be met due to the sight visibility restriction zone. Therefore, if the Tentative Map is approved, staff approves an Exception to allow tree spacing of greater than 30 feet in the buffer east of Street A.



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The proposed intersection lies 158 feet east of the existing intersection of Ann Road with Lusitano Street. Per Title 19.02.140, the minimum required distance between the centerlines of two intersections along a 60-foot or greater street is 220 feet. Although Street A as proposed is closer than 220 feet from another public intersection, the Department of Public Works has no objection to the intersection location of Street A because of the existing median in Ann Road and Lusitano Street being an Emergency Access only out to Ann Road. Pursuant to Title 19.02.140, when the City Traffic Engineer allows for lesser separation, no Waiver of the standard is required.

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. Per Title 19.06.050, a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall and an overall wall height of 12 feet. A maximum six-foot retaining wall is shown along the east property line and an existing four-foot retaining wall is shown along the west property line in conformance with Title 19. Overall wall height of 10 feet is shown along the west property line and a maximum of 12 feet is shown along the east property line.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per Title 19.06.050, a development with natural slope less than two percent is allowed a maximum four-foot retaining wall and an overall wall height of 10 feet. A maximum of six-foot retaining walls are shown along both the north and south property lines. In addition, the maximum combined height of these perimeter retaining and screening walls is 12 feet, requiring a Variance. The applicant states that the proposed lots will be graded higher than the adjacent properties and therefore the taller walls are necessary. Staff has determined this to be a self-imposed hardship and therefore recommends denial of this Variance.

The Las Vegas Valley Water District (LVVWD) comments that civil improvement plans will need to be submitted to LVVWD for review. Water service will need to be established to the parcels it will serve.

Clark County School District did not comment on the potential impact of the proposed subdivision on area schools.

The applicant is proposing this project as an infill development, which is generally supported by the Las Vegas 2050 Master Plan. However, the increase in density and intensity of use is not appropriate for and incompatible with the rural character of this area. Therefore, staff recommends denial of all applications, with conditions if 24-0269-VAR1, VAR2 and TMP1 are approved.

**FINDINGS (24-0269-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 L (Low Density Residential) General Plan designation is significantly denser than and therefore incompatible with the existing RNP (Rural Neighborhood Preservation), DR (Desert Rural Density Residential) and R (Rural Density Residential) designations on surrounding adjacent parcels.

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

The proposed R-1 (Single Family Residential) zoning designation allowed by the proposed L (Low Density Residential) land use designation would be incompatible with the existing R-PD2 (Residential Planned Development - 2 Units per Acre) and R-E (Residence Estates) zoning designations on adjacent parcels. The L designation also allows for R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home Residential) 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**

There are adequate utility infrastructure and emergency services in this area to accommodate the single-family residential, quasi-public and recreational uses allowed by the L (Low Density Residential) land use designation. The nearest public park is approximately 1,875 feet to the north of the subject site.

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

The proposed land use amendment does not conform to the Rural Preservation Overlay District on the subject property and on adjacent parcels, the intention of which is to maintain a rural character and allow the keeping of animals on parcels not exceeding two dwelling units per acre. If approved, the subject parcel would be removed from the Rural Preservation Overlay District.

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**FINDINGS (24-0269-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 the related General Plan Amendment (24-0269-GPA1) to amend the land use designation on the subject property to L (Low Density Residential) is approved, the proposed Rezoning to R-1 (Single Family Residential) would conform to the General Plan.

**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-1 (Single Family Residential) zoning district allows for similar uses as those on adjacent properties. However, the density of such uses would be incompatible with the existing residential uses on those properties.

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

The intent to develop the subject site at a density that is out of scale and incompatible with surrounding low-density residential development indicates that the proposed Rezoning is inappropriate for this area.

**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.**

Existing access to the site is provided by Ann Road, a 100-foot wide Primary Arterial street that has been fully improved adjacent to this site.

**FINDINGS (24-0269-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."

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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 a subdivision design that only allows for a single street yielding a Connectivity Ratio of 1.00. Providing multiple pedestrian or bicycle paths to connect to Ann Road or adjacent subdivisions would allow conformance to the Title 19 requirements. In addition, the applicant is requesting not to provide a trail along Ann Road conforming to Title 19.04 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 (24-0269-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.”

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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 perimeter retaining and screening walls that exceed Title 19 height requirements where the natural grade of the site does not warrant them. Providing maximum four-foot retaining walls and combined 10-foot tall perimeter walls 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 (24-0269-TMP1)**

The proposed Tentative Map complies with NRS and the minimum requirements set forth by Title 19 for Tentative Maps. However, as the associated General Plan Amendment, Rezoning and multiple variances of Title 19 requirements are not supported by staff, staff recommends denial of the Tentative Map, subject to conditions if approved.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
05/01/92	The Board of Zoning Adjustment approved a Variance (V-0053-92) for the keeping of six (6) emu birds where only certain domestic animals are permitted on property located at 6666 West Ann Road. Staff recommended approval.
05/05/04	The City Council approved a Petition to Vacate (VAC-3932) portions of Rebecca Road between Ann Road and El Campo Grande Avenue. This vacation moved the east property line of the adjacent residential neighborhood thirty feet to the west of the subject site.
03/12/13	The Planning Commission approved a request for a Special Use Permit (SUP-48191) for a Horse Corral or Stable (Commercial) use in the R-E (Residence Estates) zoning district at 6666 West Ann Road. Staff recommended approval. The approval expired 07/01/15.

<b><i>Most Recent Change of Ownership</i></b>	
04/10/24	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
1966	The existing single family dwelling was constructed at 6666 West Ann Road.
04/10/13	A business license (R19-00015) was issued for horse rentals for riding and training at 6666 West Ann Road. The license was marked out of business on 07/01/14 and moved to 6060 Wittig Avenue.

<b><i>Pre-Application Meeting</i></b>	
05/13/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a General Plan Amendment, Rezoning and associated Tentative Map applications. Based on the proposed subdivision design, it was determined that a Variance for Connectivity Ratio and possibly an alternate design of the required Shared-Use Trail would be required.

<b>Neighborhood Meeting</b>	
06/03/24	<p>A neighborhood meeting required pursuant to NRS and Title 19.16.010 was held at Findlay Honda, 7494 West Azure Drive, Las Vegas, NV 89130, beginning at 5:30 p.m. There were 16 members of the public, two of the applicant's representatives, one member of Community Development Department staff and one member of the City of Las Vegas Planning Commission in attendance.</p> <p>The applicant described the applications required and briefly presented plans for a 17-lot subdivision as well as the intended housing options. The project will be similar to the Stonewater subdivision at the corner of Ann and Mustang, approximately one-quarter mile east of this site. The price range of homes is expected to be \$750,000.</p> <p>The applicant explained that the site has existing power lines that must be relocated along the west property line, but which cannot be located underground due to existing conditions. He has proposed to screen the maintenance easement with a tall wall and gate, which raised concerns about attractive nuisance. There are no wells on the property.</p> <p>The applicant also would prefer not to establish a Homeowners' Association, as it would increase buyers' mortgages and personal costs. However, the City requires that one be established for maintenance of common areas. If there were no association, the owners of Lots 1 and 17 would be responsible for maintenance of landscaped areas.</p> <p>If approved, the project is anticipated to take two to 2.5 years to develop.</p> <p>Neighbor concerns included the following:</p> <ul style="list-style-type: none"> <li>• Any proposed home product should be one story in height. The applicant said he would accept a condition of approval to limit homes to single-story.</li> <li>• Traffic along Ann Road may be delayed during construction. The applicant stated that sewer connection should not take long and traffic disruptions should be minimal.</li> <li>• Homeless and trash in easement areas</li> <li>• Higher density in this low density neighborhood</li> </ul> <p>Additional time was afforded neighbors after the meeting to view plans and privately ask questions.</p>

<b>Field Check</b>	
05/23/24	The site contains an abandoned house and horse arena. Windows have been boarded up. The wood fence along Ann Road is not well maintained, and there are overgrown weeds in the front and side yard. There is an existing attached sidewalk adjacent to the site. There is a solid wall between properties to the west and the private access road on the west side of the site.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	4.14

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
South	Residential, Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Residential, Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-PD2 (Residential Planned Development - 2 Units per Acre)



<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Rancho	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
RP-O (Rural Preservation Overlay) District	N
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Shared-Use Trail - north side of Ann Road) - only existing attached sidewalk	N
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:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	6,500 SF	6,593 SF	Y
Min. Lot Width	60 Feet*	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	N/A	N/A
• Side	5 Feet	N/A	N/A
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	N/A	N/A
Max. Lot Coverage	50 %	N/A	N/A
Max. Building Height	2 Stories/35 Feet	N/A	N/A

\*Width on lots on a cul-de-sac bulb may be reduced to 30 feet, provided that the lot maintains an average width of 60 feet.

<b>Existing Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-E (Residence Estates)	2.42 du/ac	10
<b>Proposed Zoning</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
R-1 (Single Family Residential)	5.00 du/ac*	20
<b>Existing General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
DR (Desert Rural Density Residential)	Up to 2.50 du/ac	10
<b>Proposed General Plan</b>	<b>Permitted Density</b>	<b>Units Allowed</b>
L (Low Density Residential)	Up to 5.00 du/ac	20

\*Density limited by compatible General Plan designation

*Pursuant to Title 19.06, the following standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	N/A	N/A	0 Trees	N/A
• South	1 Tree / 30 Linear Feet	7 Trees	12 Trees	Y*
• East	N/A	N/A	0 Trees	N/A
• West	N/A	N/A	0 Trees	N/A
<b>TOTAL PERIMETER TREES</b>		<b>7 Trees</b>	<b>12 Trees</b>	<b>Y</b>
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	6 Feet		6 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		0 Feet	Y

\*Trees within site visibility restriction zones cannot be planted as shown. At most, seven trees can be provided, which meets Title 19.060.040 planting standards. However, an Exception must be approved to allow tree spacing greater than 30 feet.

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Ann Road	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

<b>19.04.040 Connectivity</b>		
<b>Transportation Network Element</b>	<b># Links</b>	<b># Nodes</b>
Internal Street	1	
Intersection - Internal	0	
Cul-de-sac or Hammerhead Terminus		1
Intersection - External Street or Stub Terminus		0
Intersection - Stub Terminus with Temporary Turnaround Easements		0
Non-Vehicular Path - Unrestricted	0	
Total	1	1
	<b>Required</b>	<b>Provided</b>
<b>Connectivity Ratio (Links / Nodes):</b>	<b>1.30</b>	<b>1.00</b>

***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	17 units	2 spaces per unit	34				
TOTAL SPACES REQUIRED			34		34		Y
Regular and Handicap Spaces Required			34	0	34	0	Y

<b><i>Exceptions</i></b>		
<b><i>Requirement</i></b>	<b><i>Request</i></b>	<b><i>Staff Recommendation</i></b>
Trees shall be spaced no greater than 30 feet apart in required perimeter landscape buffers for single family residential uses	To allow tree spacing of greater than 30 feet in the buffer east of the interior street (Street A)	Approval (contingent on approval of all applications)