



# Planning Commission Agenda Item

Date: July 10, 2024

Item No: 5

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services  
Prepared By: Bryan Saylor, Planner

**SUBJECT: SPR-05-2024 PUETOLLANO TRUST COONS CARTER ESQ TRS.**  
Applicant: Matthew Olden. Request: A Site Plan Review in an R-1 MPC (Single-Family Residential Master Plan Community) to allow a Second Drive Access where One is allowed. Location: 7118 Puetollano Drive. (APN 124-19-513-067). Ward 3. (For Possible Action)

**RECOMMENDATION: APPROVE WITH CONDITIONS**

## PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to allow a site plan review of a R-1 MPC (Single-Family Residential Master Plan Community) to allow a second drive access where one is allowed. The property is located at 7118 Puetollano Drive, in the Aliante Master Planned Community.

## BACKGROUND INFORMATION:

Previous Action
N/A

## RELATED APPLICATIONS:

Application #	Application Request
N/A	

## GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
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<b>Subject Property</b>	Single-Family Medium	R-1 MPC Single-Family Residential Master Planned Community	Existing Residential
<b>North</b>	Single-Family Medium	R-1 MPC Single-Family Residential Master Planned Community	Existing Residential
<b>South</b>	Single-Family Medium	R-1 MPC Single-Family Residential Master Planned Community	Existing Residential
<b>East</b>	Single-Family Medium	R-1 MPC Single-Family Residential Master Planned Community	Existing Residential
<b>West</b>	Single-Family Medium	R-1 MPC Single-Family Residential Master Planned Community	Existing Residential

#### DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

#### ANALYSIS:

The subject property is a single-family residence located in the Aliante Master Planned Community. The Aliante Master Planned Community has its own development agreement, development standards, design guidelines and uses a frozen version of the Titles 16 & 17 from 2002. All of the following code references are to this frozen version of the code. This site has some unique characteristics that should be considered, such as the driveway on this particular site is actually accessed from the side property line as defined in the Title 17 Zoning Ordinance (17.12.020). "A line separating the narrowest street frontage." Which



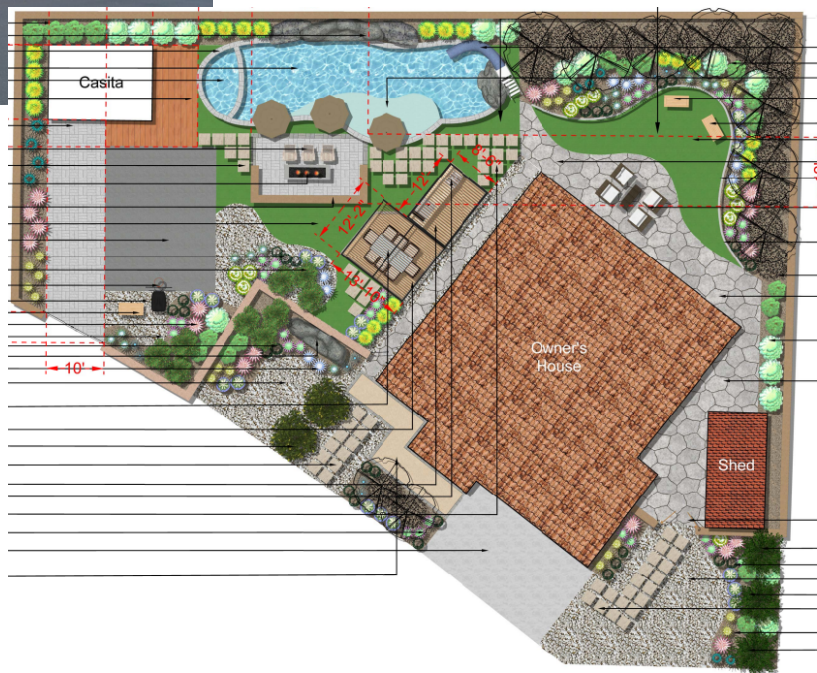
by definition would be the portion of the site that fronts Campanario Avenue (Green Highlight), even though the house, address and existing driveway refer to and face Puetollano Drive (Blue Highlight). This creates a unique situation where the driveway accesses the side lot line as it is referred to by zoning code. The applicant is proposing a full backyard remodel, though only the secondary driveway is being considered as part of this application.

The subject property is located within the Bel Etage Seville neighborhood within the Aliante master planned community. This is an established community that was constructed in 2006 and the consists of R-1 MPC (Single-Family Residential Master Planned Community) zoned homes. The areas adjacent to this community are also residential with the nearest non-residential use being North Las Vegas Fire Station 56 almost 2,000 feet away on Elkhorn Road. The nearest commercial offerings are just beyond that at the intersection of Elkhorn Road and Aliante Parkway. The only vehicular access to the neighborhood is from Elkhorn Road, a ninety (90) foot right-of-way.



According to the letter of intent the applicant is proposing a driveway and access gate to allow for one RV or boat to be stored in their rear yard. The existing wall was originally constructed without a building permit from the city and a Code Enforcement case was generated to bring the applicant into compliance. The applicant then filed for a building permit which was approved and the gate is

currently being used for access to their rear yard. The applicant is also proposing a driveway of pavers from the wall to the back of sidewalk to access the street with a concrete pad in the backyard to park their vehicle on. This will match the existing driveway on the property according to their letter of intent, but has yet to be installed. The gate is aesthetically pleasing and should be a pleasant addition to the neighborhood when the



driveway has been completed. This addition is part of an overall backyard remodel, including the pool that is under construction, a planned casita; patio; deck and a play court. The wall, gate and pool have been approved by the applicant's HOA architectural review committee. The partially constructed pool is in the permitting stage, but the remainder of the backyard plan does not have any active building permits.

### **Approval Criteria:**

In considering applications for site plan approval under this Code, the City staff in the case of a minor site plan, and the Planning Commission in the case of a major site plan, shall consider the following. Site plans shall only be approved if:

- (1) *The site plan is consistent with the comprehensive master plan;***
  - a. The site plan conforms with the approved development agreement for Aliante and the comprehensive master plan.
- (2) *The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;***
  - a. The site plan conforms with the approved Aliante development agreement and the comprehensive master plan.
- (3) *The site plan complies with all applicable development and design standards set forth in the Code, including but not limited to the provisions in Chapter 17.16, Zoning Districts, Chapter 17.20, Use Regulations, and Chapter 17.24, Development Standards;***
  - a. The subject property was developed per the Aliante development agreement and conforms to the Title 17 Zoning Ordinance from 2002 as required per the Aliante development agreement.
- (4) *Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;***
  - a. The additional driveway being requested accesses a low traffic street and provides an adequate sightline for moving vehicles in and out of the driveway. No adverse impacts are anticipated
- (5) *The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and***
  - a. The character of the proposed site will not be changed by the addition of an additional driveway and will not affect the character of the surrounding development.
- (6) *The development can be adequately served by City services including but not limited to roads, water, and wastewater.***

- a. All City services and rights-of-way have been previously constructed and are currently serving the site. There will be no effect on these services by the addition of the proposed driveway and access.

The proposed project is aesthetic in nature and should not degrade the neighborhood. There are no anticipated adverse impacts on the immediate neighbors or the community with the construction of this project. Staff recommends approval of this request subject to the conditions listed.

## **CONDITIONS:**

### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The landscaping directly adjacent to Putollano Drive must be continued along a portion of the new wall. The area will be continued from the neighbor at the northwest of the subject site along the new wall until the walls direction changes and begins to run northerly. The landscaping in this area must match or exceed the existing landscaping coverage of the adjacent neighbor where the paver driveway is not present.
3. If the Architectural Review Committee approval from the Master HOA is not approved or provided within 90 days, all changes to the driveway will be removed and be reverted back to the original design at the owner's expense.

### ***Public Works:***

4. Shall comply with City of North Las Vegas Municipal Code, Title 17, 17.24.040 C.2.c and C.3.b.
5. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222 and 223.

## **ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
HOA Architectural Review Committee Approval Letter  
Site Plan  
Conceptual Landscape Plan  
Elevations  
Assessor's Parcel Map  
Location & Zoning Map