

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0269-PARDEE HOMES NEVADA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** increase fill.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-21-501-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height to 5 feet along the east, north, and south property lines where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
2. Increase fill height to 5 feet along the north property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.44
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 2.46
- Minimum/Maximum Lot Size (square feet): 13,338/14,666
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,415 (minimum)/3,887 (maximum)

Site Plan

The plan depicts a proposed single-family residential subdivision totaling six lots located on the northeast corner of Agate Avenue and Cimarron Road. The lots range in size from approximately

15,050 square feet to 15,342 square feet (gross). Access to the development is provided from Agate Avenue to the south. Internal circulation consists of a single private street that terminates in a hammerhead configuration. Two common elements are provided along the project frontage and interior, and perimeter decorative screen walls are proposed along the project boundaries.

Landscaping

The landscape plans depict perimeter landscaping along Agate Avenue consistent with Title 30 requirements. Street trees are provided at required intervals, and shrubs are placed to meet minimum frontage coverage standards. Accent plantings and groundcover are included throughout the frontage areas. All plantings utilize a drip irrigation system and comply with Clark County water-efficient landscaping standards. Interior common areas are landscaped with a combination of trees, shrubs, and groundcover, and the plans demonstrate compliance with required shrub quantities and coverage.

Elevations

The elevation plans depict one-story single-family homes designed in two architectural styles: New Century Modern and Desert Modern. The homes incorporate varied rooflines, stucco finishes, stone accents, and metal siding elements. Each plan includes an integrated three- or four-car garage and a covered entry. The maximum building height is approximately 20 feet. The architectural treatments provide variation between models while maintaining a consistent overall character.

Floor Plans

The floor plans depict one-story homes with layouts that include common living areas, bedrooms, bathrooms, and flex spaces. Each plan includes a three- or four-car garage, a defined entry sequence, and interior circulation that separates private and shared spaces. Optional casitas and optional interior configurations are available depending on the model. The building footprints are consistent with the lot sizes and the overall subdivision layout.

Applicant's Justification

The applicant states that the proposed development provides large single-story homes compatible with surrounding residential uses. The internal private street is designed to accommodate parking on both sides, and the hammerhead terminus is requested due to the limited number of lots served and the prevalence of similar street designs in the surrounding area. The applicant further states that the increased retaining wall height and increased fill are necessary to meet drainage requirements and ensure proper flood protection for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700015	Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - approved with a reduction to RL (Residential Low)	Approved by BCC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0825	Design review for a single-family residential development - expired	Approved by BCC	November 2017
VS-17-0511	Vacation and abandonment easements - expired	Approved by PC	September 2017
ZC-1026-05	Zone change from an R-E zone to an R-E(RNP-I) zone	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20 (NPO-RNP)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3 (NPO-RNP)	Single-family residential subdivision
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0267	A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda.
TM-26-500069	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.
VS-26-0268	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

The applicant requests to increase the allowable retaining wall height from 3 feet to 5 feet and to increase the amount of fill within five feet of a property line from 3 feet to 5 feet. These modifications are necessary to address drainage requirements and ensure proper flood protection for the development. The site slopes toward existing development to the east, and elevating the internal street and portions of the lots is required to maintain safe and functional drainage patterns. However, Title 30 allows the tiering of retaining walls up to an unlimited height as well as wrought iron fencing on the retaining wall to reduce the impact to the neighborhood. As a result the request for retaining walls is a self-imposed hardship; staff does not support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed single-family residential subdivision consists of six one-story homes ranging from approximately 3,415 to 3,887 square feet in size. The architectural styles, New Century Modern and Desert Modern, incorporate varied rooflines, stucco finishes, stone accents, and metal siding, providing visual interest while maintaining a cohesive character. The maximum building height of 19 feet, 8 inches is compatible with surrounding residential development. The internal private street is 37 feet wide with rolled curb on both sides and provides adequate access to all lots. However, the companion tentative map proposes a hammerhead street terminus in lieu of a cul-de-sac, which staff does not support. Staff finds that the architectural design meets the intent of Title 30; however, since staff does not support the waivers of development standards and the tentative map, staff cannot support the design review.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 2

PROTESTS: 3

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: TRI POINTE HOMES NEVADA, INC.

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