

02/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0867-PN II, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-502-005; 177-07-502-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 10 feet where 20 feet is required from a private street per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.39
- Project Type: Single-family residential development
- Number of Lots: 28
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 20,880/24,839 (gross)/16,836/23,896 (net)
- Number of Stories: 1 & 2 (single-family residences)/1 (detached RV garage)
- Building Height (feet): 20.5 to 30.5 (single-story)/30.5 (2 story)/21 (detached RV garage)
- Square Feet: 3,488 to 4,266 (single-story)/4,807 to 4,938 (2-story)/1,000 (detached RV garage)/247 to 253 (attached accessory living quarters)

History & Request

WS-24-0770 was approved by the Board of County Commissioners (BCC) in March 2025 for waivers of development standards to reduce setbacks, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and to waive full off-site improvements with a design review for a 28 lot single-family residential development. TM-24-500168, a companion

item with that request, was also approved by the BCC. This request is for a waiver of development standards to reduce the front yard setback for several model residences, in addition to introducing new single-family residential models to the previously approved development. No changes or modifications to the previously approved site plan or landscape are proposed with this request.

Site Plan

The previously approved site plan depicts a proposed single-family residential development consisting of 28 lots on 14.39 acres with a density of 1.95 dwelling units per acre. The subdivision is bisected by Hinson Street. There are 12 lots located west of Hinson Street, and 16 lots are located east of Hinson Street.

Previously approved west portion of the development (Lots 1 through 12):

On the northwest portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Hinson Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Hinson Street.

Previously approved east portion of development (Lots 13 through 28):

On the northeast portion of the development, Lots 13 through 20 face internally toward a private street which is accessed from Schuster Street to the east. Access to the remaining lots (Lots 21 through 28) are from a private street which is also accessed from Schuster Street.

The applicant is requesting a waiver of development standards to reduce the front setback to 10 feet where 20 feet is required from private streets for several models. The first model, a single story residence, exceeds the allowable front setback reduction of 12 feet for up to 50% of the primary structure width by 3.25 feet. The second and third models, also single story residences, exceed the allowable front setback reduction of 12 feet for up to 50% of the primary structure width by 7.50 feet.

Landscaping

The previously approved landscape plan depicts a 10 foot wide landscape area along Warm Springs Road to the north. Furthermore, the plan also shows landscaping to be planted behind the perimeter screen walls for the following lots:

- Lots 4, 5, 12, 16, 17, 24, and 25 along Hinson Street
- Lots 9, 10, 12, 22, 25, 26, 27, and 28 along Mardon Avenue
- Lots 13, 20, 21, and 28 along Schuster Street

The plan depicts large trees planted every 30 feet on center along Warm Springs Road, Mardon Avenue, Hinson Street, and Schuster Street.

Elevations

The plans depict 1 to 2 story model homes with heights measuring up to 20.5 feet to 30.5 feet, respectively. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, multiple offset front facades, stone veneer, scored stucco lines and window perimeter stucco

wraps. The detached RV garage measures up to 21 feet in height and is designed with a pitched, concrete tile roof. The exterior of the RV garage includes recessed windows (side elevations), a stucco exterior, and stone veneer (front elevation).

Floor Plans

The proposed single story floor plans measure between 3,488 square feet to 4,266 square feet and consist of multiple bedrooms, game room, den, kitchen, foyer area, laundry room, and bathrooms with a 2 car garage and an attached 1 car garage (side loaded). The single-story models also feature attached accessory living quarters, measuring between 247 square feet to 252 square feet in area. The models also feature a covered patio. The accessory living quarters are connected to the primary structure via a decorative wall/entryway and are considered part of the primary structure for the purpose of development standards.

The proposed 2 story floor plans measure between 4,807 square feet to 4,938 square feet multiple bedrooms, game room, den, kitchen, foyer area, laundry room gathering room, owner's suite, and bathrooms with a 2 car garage and an attached 1 car garage (side loaded). The models also feature a covered patio.

The single-story, detached RV garage measures 1,000 square feet in area and consists of an open floor plan.

Applicant's Justification

The proposed single-family residential models consist of multiple offset front facades and roof masses, including hip and flat parapet walls. Scored stucco lines, window perimeter stucco wraps, and stone veneer on multiple front facades. The new residential models consist of 5 different floor plans with 3 different elevations per plan.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0770	Waiver of development standards and design review for a single-family residential development	Approved by BCC	March 2025
TM-24-500168	Tentative map for a 28 lot single-family residential subdivision	Approved by BCC	March 2025
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Waiver 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.

Staff finds the request to reduce the front yard setback a self-imposed burden. The proposed single-family residences already receive a benefit of a 20 foot front setback since the homes are adjacent to private streets. Several of the models take advantage of the Title 30 exception allowing an additional 12 foot reduction to the front setback for 50% of the primary structure width up if enhanced decorative features are provided, such as bay windows or stucco pop-outs. The 3 model homes associated with this waiver request can be redesigned to meet the requirements of Title 30, thereby eliminating the waiver request. Therefore, staff recommends denial.

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.

Staff finds the architecture and design of the proposed model homes comply with Master Plan Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhoods) that encourage preserving the integrity of uniform neighborhoods and compatible in-fill development. However, since staff is not supporting the associated waiver of development standards request, staff recommends denial of the design review.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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:

- Applicant is advised within 2 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

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone

noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0142-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: P N II, INC.

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