

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-26-0320-BOLOGNESE JOSEPH & VIVI A:

PLANNED UNIT DEVELOPMENT for a 26 lot single-family attached residential development with modified development standards on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Single-family attached development
- Number of Lots/Units: 26
- Density (du/ac): 13.47
- Minimum/Maximum Lot Size (square feet): 1,636/2,158
- Number of Stories: 2
- Building Height (feet): 27
- Open Space Required/Provided: 3,120/3,886
- Parking Required/Provided: 58/59

Site Plan

The plan depicts a single-family attached residential subdivision consisting of 26 lots on approximately 1.93 acres located north of Serene Avenue and east of Grand Canyon Drive. The lots range in size from approximately 1,636 square feet to 2,158 square feet. The development is designed with private interior streets that are 38 feet wide, including a sidewalk on one side. Access to the subdivision is provided from Serene Avenue, with no additional access points proposed. Up to 6 foot high retaining walls are shown along the east property line and up to 5 foot high retaining walls are depicted along the north property line. Additionally, within 5 feet of shared property lines along north and east, the fill height is proposed up to 5 feet.

The homes are front-loaded, with garages oriented toward the internal private streets. Walkways connect the internal street network to building entries and the interior open space area. The proposed setbacks include 3 feet for front (living), 5 feet for front (garage), 0 feet for interior side, 10 feet for street side, and 10 feet for rear property lines. Some of the proposed setbacks differ from the base Title30 requirements, which include the front and rear setbacks. As part of this PUD request, the applicant is requesting modified development standards which include the following:

Proposed Modifications	Required Setbacks per Title 30	Proposed Setbacks
Front (Living)	20	3
Front (Garage)	20	5
Rear (Living)	15	10
Side Interior (Attached Units)	0	0
Side Street	10	10

Other Proposed Modifications	Title 30 Standard	Proposed Standard	Percent Change
Minimum Lot Size (Square Feet)	1,800	1,636	9% Reduction
Maximum Retaining Wall Height	3 feet	6 feet	100% Increase
Maximum Fill Height Within 5 Feet of a Shared Residential Property Line	3 feet	5 feet	67% Increase
Landscape buffer	Required along the north & east property lines	None	100% decrease

Landscaping

The plans depict detached sidewalks and street landscaping along Grand Canyon Drive and Serene Avenue consistent with Title 30 requirements. Interior common areas are located at the southern and northeastern ends as well as central portion of the site.

Elevations

The elevation plans depict 2 story attached residential buildings with stucco finishes and trim elements. Rooflines vary slightly between building groupings, and the color palette consists of earth-toned shades. Architectural detailing is limited to standard residential treatments such as foam trim and material changes. The building height is shown as 27 feet.

Floor Plans

The floor plans show 2 story attached units ranging from approximately 1,636 to 2,158 square feet. Each unit includes an attached garage accessed from the private street network. The internal layout provides typical residential living areas.

Applicant's Justification

The applicant states that the PUD and tentative map are necessary to facilitate development of a 26 lot single-family attached subdivision on a 1.93-acre site at a density of 13.47 dwelling units per acre. The justification letter explains that the proposed lot sizes range from approximately

1,625 to 2,118 square feet and that the project requires a zone change to RM18 (Residential Multi-Family 18) and a plan amendment to Compact Neighborhood (CN) to support the intended development pattern. The applicant further notes that the PUD allows flexibility to establish reduced lot sizes and modified setbacks that better accommodate the site layout while maintaining compatibility with surrounding residential uses. The applicant concludes that the project represents an appropriate infill development, is consistent with the character of the area, and will not negatively impact public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Developing single-family residential

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
WS-26-0321	A waivers of development standards for a single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for a 26 lot single-family residential subdivision 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

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality,

community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area. [In the case of proposed commercial, industrial, institutional, recreational, and other nonresidential uses or mixed-uses, the applicant shall also demonstrate the development will be appropriate in area, location, and overall planning for the purpose intended.]

Staff finds that the proposed development is consistent with Policy 1.1.1 of the master Plan, which encourages the provision of diverse housing types at varied densities and in numerous locations, particularly duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes. However, staff finds that the modified standards for setbacks may adversely affect residents of the development. In reviewing the specific modified development standards, the reduced front setbacks will decrease the private yard areas available for the residences. Additionally, the primary concern is the driveways which will only be 5 feet in length. The 5-foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design.

Staff is concerned the proposed number of the lots is resulting in the reduction of lot size and setbacks requirements. Staff finds the required reductions are the result of a self-imposed hardship and the project could be developed to meet Code requirements. Also, increased finished grade and retaining wall height along the east and north property lines will not meet the intent of Title 30 for limiting the impacts to adjacent residential property nor will eliminating the landscape buffer along the north and east property lines. Tiered walls could be provided as an alternative design allowed by Title 30 which would eliminate the need for these deviations. These are self-imposed hardships that can be rectified with a redesign of the subdivision.

Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion plan amendment, zone change, waiver of development standards, and tentative map. For these reasons, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 at 9:00 a.m., unless otherwise announced.

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 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 and application for review; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius at the intersection of Grand Canyon Drive and Serene 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 the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-19-601-025; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
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