

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0277-KB HOME LAS VEGAS, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh
(For possible action)

RELATED INFORMATION:

APN:

177-19-711-035

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the interior side setback for Lot 35 to 4 feet where 5 feet is required per Section 30.02.06B (a 20% reduction).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3970 Soaptree Yucca Avenue
- Site Acreage: 0.10
- Project Type: Single-family residence setback reduction

History & Site Plan

The plans depict a previously approved single-family residential subdivision via ZC-24-0617, WS-24-0618, VS-24-0619, and TM-24-500135. The approved subdivision features 72 lots on 11.35 acres. Access to the subdivision is along the western boundary adjacent to Hinson Street. The applicant is requesting to reduce the interior side setback along the east property line for Lot 35 to 4 feet where 5 feet is required per Title 30.

Landscaping

Landscaping is neither required nor proposed with this request.

Applicant's Justification

The applicant states that since the setback reduction is being requested for a corner lot, it will not have a negative impact on the adjacent lots. Additionally, the applicant states that a preliminary

lot fit was performed with their original approval, but a shift in the adjacent private street created an odd angle on the east property line of the lot, and now the subject lot would not be able to accommodate any of the proposed models without a waiver of development standards.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-25-900060	Development Agreement for Serene and Hinson - recorded	Approved by BCC	April 2025
TM-24-500135	Tentative map for a 72 lot single-family residential subdivision	Approved by BCC	December 2024
VS-24-0619	Vacation and abandonment for a portion of right-of-way - recorded	Approved by BCC	December 2024
WS-24-0618	Waiver of development standards and design review for a single-family residential subdivision	Approved by BCC	December 2024
ZC-24-0617	Zone change for a 9.26 acre portion of the site from RS20 to RS3.3 zoning	Approved by BCC	December 2024
ZC-1505-05	Zone change for 177-19-703-004 from R-E to C-P zoning for an office building - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
East	Low-intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residential subdivision
West	Business Employment	RS5.2 & RS20	Undeveloped

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

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.

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages to prevent massing of buildings, provide adequate buffers between structures, and minimize potential negative impacts. Staff can support the waiver request to reduce the interior side setback from 5 feet to 4 feet. The subdivision features a 6 foot wide common element for landscaping in between the private street and Lot 35. Ultimately, the proposed residence will still maintain 10 foot setback from the private street to the east and will not adversely affect other residences in the subdivision. Therefore, staff can support this request.

Department of Aviation

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

Approval.

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

- 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 advised 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

- Development previously approved in 2024. For any fire department comments refer 2024 approval.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE # 180, LAS VEGAS, NV 89118