

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0573-USA:

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv
(For possible action)

RELATED INFORMATION:

APN:

176-27-401-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation from a proposed driveway to a property line to 1.5 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 75% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Project Type: Single-family residential development
- Number of Lots: 210
- Density (du/ac): 10.45

Site Plan & Request

The proposed single-family residential development features 210 lots. The site is an inverted “T” shaped parcel that is centrally bisected with an existing drainage channel that runs west to east. Access to the development is provided via 2 proposed private streets from Cactus Avenue to the south. The first street is centrally located along the south property line, and the second street is located on the southeast corner of the site.

All of the proposed lots are accessed via a network of internal private streets, with some of the private streets featuring a 4 foot wide sidewalk. The configuration of the 146 lots on the southern portion of the site includes rectangular shaped residential blocks arranged in a columnar formation that are perpendicular to Cactus Avenue. A private street that traverses a flood control

channel serves the 64 lots on the northern portion of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation.

The typical lot layout features 1 side of the home to be affixed at a zero lot line. Clark County Uniform Standard Drawing 222 requires the edge of a driveway to have a 6 foot separation distance from the property line. A majority of the lots within the proposed subdivision do not meet this standard. The applicant is proposing a 1.5 foot separation distance. This waiver of development standard request applies to the entire proposed subdivision.

Applicant's Justification

The proposed lots feature a zero interior side lot line with limited frontage on low-speed interior private streets. Per the applicant, each private street intersection will include a "STOP" sign. A 6 foot separation distance between the edge of the driveway and a lot line is the standard for typical residential homes which feature a 5 foot wide side yard setback. The proposed orientation of the houses provides a typical driveway separation of 14 feet between homes which is greater than the typical 12 foot driveway spacing provided by the standard drawing design.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & 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 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0571	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
PUD-25-0572	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-25-500142	A tentative map for a 210 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

Public Works - Development Review

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 has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Public Works - Development Review

- The installation of detached sidewalks will require dedication to back of curb, **together with a subdivision map** granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Unanimous
Absent: Roitman

Comprehensive Planning

- Developer to coordinate with Republic Services to verify feasibility of trash pick-up;
- Developer to also coordinate with EMS service providers to verify service feasibility;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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 #0513- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards, 1 letter

PROTESTS: 146 cards, 22 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: KAVISON HOMES, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119