

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone.

Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-619-007 through 176-19-619-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce rear setback for Lot 7 to 14.8 feet where 15 feet is required per Table 30.40-2 (a 1.4% decrease).
- b. Reduce front setback for Lots 7 through 10 to 18 feet where 20 feet is required per Table 30.40-2 (a 10% decrease).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9460, 9454, 9453, & 9459 Riversand Court
- Site Acreage: 0.4
- Project Type: Reduced setbacks
- Number of Lots/Units: 4 (this request)/17 (entire subdivision)
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,405

History & Site Plan

The project was previously approved with UC-22-0007 to allow a single family residential subdivision in accordance with R-2 zoning district standards. At the time of this approval, there were different Title 30 standards in effect than what are in place today. Per ordinance ORD-23-900469, Section 3, this subdivision may be developed per the plans approved, in accordance with the prior version of Title 30. Since the approved plans did not include setbacks for individual

lots, this application is effectively a supplement to the original approval; therefore, it is being reviewed in accordance with the prior version of Title 30.

The plan depicts 4 lots within a 17 lot single family residential subdivision. Access is provided to the 4 lots by a 42 foot wide private street that extends east from Chieftain Street. A 4 foot wide sidewalk is provided on the north side of the private street, and the private street terminates in a cul-de-sac on the east side of the site. Three lots located in the southwest portion of the site will take access directly from Chieftain Street rather than the proposed private street.

Landscaping

Landscaping was previously approved with UC-22-0007. There are no modifications being proposed with this request.

Elevations

The plans depict 2 story homes with painted stucco, foam pop-outs, stone veneer accents, and pitched barrel tile roofs.

Floor Plans

The homes will be 2,405 square feet and include 2 car garages.

Applicant’s Justification

The request for reduced rear and front setbacks is minor and will have very little impact on the surrounding parcels. The adjacent parcels to these properties are undeveloped, zoned C-2, and have a planned land use of Corridor Mixed-Use.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-23-400166 (UC-22-0007)	Waiver of conditions for a use permit requiring walls on the north and east sides of a subdivision to be tiered	Approved by BCC	January 2024
TM-22-500005	17 lot single family residential subdivision	Approved by BCC	March 2022
UC-22-0007	Use permit, waiver, and design reviews for a single family residential subdivision	Approved by BCC	March 2022
VS-22-0008	Vacated and abandoned easements located between Fort Apache Road and Chieftain Street, and between Blue Diamond Road and Serene Avenue	Approved by BCC	March 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Undeveloped
South	Corridor Mixed-Use	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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 physical dwelling is required to be set back 20 feet from the front property line and 15 feet from the rear property line, while the driveway can be reduced to 18 feet long since the lots are on a cul-de-sac. There will still be a rear setback of 14.8 feet from the proposed dwelling on Lot 7 and the adjacent parcel to the north (APN 176-19-601-032). Lots 7 through 10 will have a first floor front yard setback of 18 feet, which matches the minimum length requirement for the garage. The second floor architectural intrusion is 16 feet from the front property line, which is permitted by Code. Staff finds that this request is minor enough to not cause any impact to the surrounding parcels.

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 that future changes to the subdivision may require additional land use applications, including, at a minimum, a Master Plan amendment and zone change since the current zoning of H-2 is not supported in the new Title 30; that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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