

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0386-CUVA, JOHN A.:

DESIGN REVIEW for a single-family residential development on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise.
JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.98
- Project Type: Single-family residential development
- Number of Lots: 31
- Density (du/ac): 7.79
- Minimum/Maximum Lot Size (square feet): 3,672/6,653
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,614 to 2,643

Site Plan

The plan depicts a proposed single-family residential subdivision with 2 internal private streets. Sonata Point Street is a short entry street connecting Grand Rue Avenue to Rainbow Boulevard. Five foot wide sidewalks are shown on each side of Sonata Point Street. Grand Rue Avenue is a north/south street that serves all the residences and terminates as a stub street on the south side and a hammerhead on the north side. Four foot wide sidewalks are shown on 1 side of the street. A 5 foot wide detached sidewalk is shown on Rainbow Boulevard.

Landscaping

The plan shows 5 foot wide landscape strips on both sides of the 5 foot wide detached sidewalk on Rainbow Boulevard. Large trees and shrubs are provided for every 30 linear feet of street frontage.

Elevations

The plans depict 2 story models with a maximum height of 25 feet. The elevations on all 4 sides consists of a concrete tile roof, stucco exterior with variable rooflines, foam trim, stone veneer on some elevation options, porches, and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 4 bedrooms, 2.5 to 3.5 bathrooms, and a 2 car garage.

Applicant's Justification

The applicant proposes a 31 lot single-family detached residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated Frias Avenue on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified APN 176-27-801-017 to C-2 zoning	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)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Business Employment	RS20 & IL	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0384	A zone change from RS20 and CG to RS3.3 is a companion item on this agenda.
VS-25-0385	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-25-500092	A tentative map for a 31 lot single-family residential development 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

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.

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required by Code. The landscaping is compatible with the surrounding area. Therefore, staff can support this request.

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

- 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;
- 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; 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;
- 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.

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 #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (adding 2 additional architectural enhancements on any elevation facing a right-of-way).

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

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