

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0389-KENDALL MITCHELL & IRMA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** modify residential adjacency standards; and **3)** waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located west of Edmond Street and north of Raven Avenue within Enterprise.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-24-501-067

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side interior setback (Lot 1) to 5 feet for a proposed single-family residence where a minimum of 10 feet is required per Section 30.02.05 (a 50% reduction).
2. Reduce the side interior setback (Lot 1) to 5 feet where 10 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line per Section 30.04.06G (a 50% reduction).
3.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Edmond Street where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Raven Avenue where required per Section 30.04.08C.

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.93
- Project Type: Single-family residential development
- Number of Lots: 2
- Density (du/ac): 2.2
- Minimum/Maximum Lot Size (square feet): 13,120/36,080 (gross)/10,720/29,480 (net)
- Number of Stories: 1 (Lot 1)/2 (Lot 2)
- Building Height (feet): 19 (Lot 1)/27.5 feet
- Square Footage (feet): 4,666 (Lot 1)/4,394 (Lot 2)

Site Plans

The plans depict a proposed single-family residential development consisting of 2 lots on 0.93 acres with a density of 2.2 dwelling units per acre. The gross and net lot area for Lot 1 measures 36,080 square feet and 29,480 square feet, respectively. Access to Lot 1, the southern lot, will be granted via a proposed circular driveway from Raven Avenue. A second driveway for Lot 1 is proposed along Edmond Street, connecting to an attached garage. A waiver of development standards is requested to reduce the side interior setback to 5 feet for the proposed single-family residence on Lot 1. The gross and net lot area for Lot 2 measures 13,120 square feet and 10,720 square feet, respectively. Access to Lot 2, the northern lot, is granted via a proposed driveway from Edmond Street. Full off-site improvements are requested to not be provided along Edmond Street and Raven Avenue.

Landscaping

Six feet of street landscaping is provided along the south and east property lines of Lot 1 and the east property line of Lot 2. The street landscaping area consists of large trees planted 30 feet on center along with shrubs and groundcover.

Elevations

The plans depict a proposed one story single-family residence (Lot 1) measuring up to 19 feet in height consisting of a flat and pitched standing seam metal roof. The residence will consist of a combination of exterior materials including natural stain exposed wood planks and a stucco exterior. A 2 story single-family residence (Lot 2) is also proposed and measures up to 27.5 feet in height. The residence consists of a pitched, standing seam metal roof with a stucco exterior and stone veneer accents.

Floor Plans

The plans depict a proposed single-story single-family residence (Lot 1) measuring 4,666 square feet. The residence consists of multiple bedrooms, a great room, dining area, kitchen, master suite, covered patio, and a 3 car garage. The plans also depict a proposed 2 story residence (Lot 2) measuring 4,394. The residence consists of multiple bedrooms, a great room, nook, kitchen, master suite, covered patio, balcony, and a 3 car garage.

Applicant's Justification

The applicant is requesting to waive the installation of full off-site improvements so the project can be developed to rural standards to match the surrounding community. The waiver requests to reduce the interior side setback for the proposed single-family residence on Lot 1 are requested due to the Nevada Energy easement on the east side of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences

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

Related Applications

Application Number	Request
PA-25-700026	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-25-0388	A zone change from RS20 to RS10 and to remove the NPO-RNP 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

Waivers 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.

Waivers of Development Standards #1 & #2

Staff cannot support the request to reduce the side interior setback along the west property line for Lot 1. The single-family residence can be redesigned to meet the required setback of 10 feet. Additionally, staff is not supporting the companion plan amendment and zone change. For these reasons, staff recommends denial.

Public Works - Development Review

Waivers of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 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 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 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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

- No comment.

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 #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: MITCH KENDALL

CONTACT: KENDALL BROOKS, 5320 RAVEN AVENUE, LAS VEGAS, NV 89139