

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0175-NALA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** increase retaining wall height; **2)** increase fill height; **3)** eliminate street landscaping; and **4)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** hillside development; and **2)** proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed retaining wall to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
2.
 - a. Increase fill height to 6 feet along the west property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Increase fill height to 19 feet along the west property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 216% increase).
 - c. Increase fill height to 20 feet where a maximum of 9 feet along the west property line is allowed to be placed within 50 feet of a shared residential property line per Section 30.04.06F (a 122% increase).
3. Reduce street landscaping along a portion of Pebble Road to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of a detached sidewalk.
4.
 - a. Reduce the back of curb radius to 15 feet where 20 feet is the minimum required per Uniform Standard Drawing 201 (a 25% reduction).
 - b. Reduce the separation from the back of curb to a driveway to 8 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 23.10
- Project Type: Proposed single-family residential development
- Number of Lots: 122
- Density (du/ac): 5.28
- Minimum/Maximum Lot Size (square feet): 3,301/15,320
- Number of Stories: 2
- Building Height (feet): 23 (maximum)
- Square Feet: 1,865 to 2,754

Site Plans

The plans depict a proposed single-family residential development consisting of 122 residential and 4 common element lots on 23.10 acres. The proposed development is located north of Pebble Road and on the east and west sides of the Grand Canyon Drive alignment. Access to the site is provided by 3 proposed driveways from which lead to internal private streets. The plan shows that Lots 35 through 46 and Lots 145 through 156 face south toward Pebble Road. The remaining lots face internal toward the proposed development.

The subject parcels are comprised of unique topography. Starting from Pebble Road, the subject parcels slope downward approximately 30 feet toward the existing flood channel to the north. The southern portion of APNs 176-18-401-012, 176-18-801-009, and 176-18-801-011 are within an area with slopes greater than 12 percent. The proposed project is considered a hillside development per Section 30.04.05K. Due to the existing topography and the fact that the proposed development is adjacent to the Neighborhood Protection (RNP) Overlay to the west, the applicant is requesting the following waivers of development standards.

The applicant is requesting to increase the height of a proposed retaining wall to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C. The tallest retaining wall system is located along the west property line of Lots 131, adjacent to an existing single-family residence to the west, and consists of a tiered wall of three, 6 foot high retaining walls spaced 5 feet apart from one another.

Furthermore, additional waivers of development standards are required since the applicant is proposing to increase fill height. The westernmost property line of the development is shared with the existing single-family residence to the west. Submitted cross sections show the following areas which require waivers of development standards for increase of fill height:

- Increase fill height to 6 feet along the west property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line.
- Increase fill height to 19 feet along the west property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line.

- Increase fill height to 20 feet where a maximum of 9 feet along the west property line is allowed to be placed within 50 feet of a shared residential property line.

Lastly, the applicant is requesting alternative driveway geometrics related to the reduction of the back of curb radii and reducing the separation of a back of curb to a driveway.

Landscaping

Detached sidewalks are provided along the south property line of the proposed development (Pebble Road). However, on the west half of the development the applicant is proposing only one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on each side of a detached sidewalk. The lots which are affected by the reduction of the street landscaping are Lots 35 to 46 and Lots 145 to 156 and these lots front Pebble Road. The trees along this area will be planted to accommodate the driveways for the aforementioned lots.

However, the landscape plan shows that the east half of the development (along Pebble Road for Lots 64 to 83) will include detached sidewalks with two, 5 foot wide landscape strips and the trees will be spaced every 30 feet on center. Lastly, additional landscaping is provided along the north side of the development within Common Element A. The plans show walking paths with more than 40 additional trees and a variety of shrubs to be planted within this area.

Elevations

The plans show 1 and 2 story model home options. The maximum building height is 23 feet. The elevations on all 4 sides have a combination of stucco, decorative faux window shutters on some elevation options, concrete roof tile with variable rooflines, wall off-sets, coach lighting, decorative foam trim, stone veneer on some elevation option, and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 5 bedrooms, and 2.5 to 3 bathrooms. Each home will have 2 car and 3 car garage options.

Applicant's Justification

Per the applicant, the site slopes significantly from Pebble Road to the existing wash to the north. The existing neighbor to the west designed their home as a tiered pad with the existing house located on the high side and the backyard located on the low side. Due to the extreme topography a tiered retaining wall is required and increasing the retaining wall to 6 feet is necessary. This occurs on the west property line of Lot 131.

The increase in fill height is located along the westernmost property line of the development, adjacent to the existing single-family residence to the west. Since the existing property to the west has a split pad with the home on the high side and the backyard on the low side, the difference between the pads is approximately the same fill the applicant is requesting.

The applicant will not install the second 5 foot wide landscape strip adjacent to the detached sidewalk along Pebble Road (west half of the development). The applicant will only provide one,

5 foot wide landscape strip with a detached sidewalk in front of Lots 35 through 46 and 145 through 156 because these lots will take access onto Pebble Road. The lot lines for these lots will go to the back of sidewalk and this area will be owned by the future homeowners.

The applicant is requesting to reduce the minimum back of curb radius from 20 feet to 15 feet. By allowing this reduction, this will allow a 12 foot distance between the back of curb radius to the edge of driveway meeting the Uniform Standard Drawing 222 for most of the street intersection. In addition, the applicant is requesting to reduce the distance between the back of curb return to the edge of driveway from 12 feet to 8 feet as required by the Uniform Standard Drawing 222. This condition occurs at Lot 59 only as shown in the submitted Tentative Map and site plan. This is a “T” intersection with the north leg end in the stub street with only 2 houses fronting it; therefore, traffic at this area is at a minimum.

Since the site slopes toward the flood channel to the north and most of the site will be disturbed, the applicant is requesting a design review for hillside development per Title 30. Per the applicant, there is no other site in the surrounding area that would be or is considered in the hillside development as specified in Title 30 Development Code.

The single-story model homes will be constructed on Lots 131, 132, 133, and 156 all of which have a minimum lot size of over 10,000 square feet and will be along the west property of the development. These homes will create a nice buffer to the adjacent single-family residence to the west. The 2 story homes will be constructed throughout the remainder of the site. The proposed elevations will create a nice variety of street scenes throughout the neighborhood. By granting these requests, this proposed development will not have any negative impact on the existing neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700034	Redesignated the site from RN, OL, and LN to MN	Approved by BCC	December 2023
ZC-23-0678	Reclassified the site from R-E, R-E (RNP-I), and R-2 to an R-2 for a single-family residential development	Approved by BCC	December 2023
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 for a single-family residential development - expunged	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18 801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Flood channel, undeveloped, & single-family residential development
South	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential development
East	Open Lands	RS20	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

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

Related Applications

Application Number	Request
VS-25-0176	A vacation and abandonment of patent easements and a portion of right-of-way being Pebble Road is a companion item on this agenda.
TM-25-500040	A tentative map for 122 single-family residential lots 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

The intent of limiting the amount of fill and height of retaining walls is to minimize and mitigate the impact of increased finished grade adjacent to existing single-family residences. The fill height is necessary due to the extreme topography, because Pebble Road is at a much higher grade and slopes downwards towards the north property line. The west property line of the development is shared with an existing adjacent NPO-RNP neighborhood. Staff recognizes there may be design constraints for the project site; however, increasing the fill height and retaining wall height along the shared residential property line to the west may potentially impact the existing single-family residence and character of the NPO-RNP area. Title 30 allows an increase in retaining wall height when tiered; however, the applicant is requesting to use tiered walls along the west property line of 6 feet in height where a maximum of 3 feet is allowed. The total tiered retaining wall height is 18 feet and the top retaining wall will be topped with a 6 foot high screen wall. This request is a self-imposed hardship that can be rectified with a reduction of lots and a wall redesign. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

Since the applicant is proposing to reduce the street landscaping, the development will not contribute to reducing the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The required landscaping creates streets that are safe and enjoyable for people walking, biking, taking transit, or driving. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified by adding a second landscape strip behind the detached sidewalk. Therefore, staff cannot support this request.

Design Reviews

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 purpose of the hillside development standards is to protect these types of natural areas. The restrictions set forth in Title 30 provide for the reasonable, safe, and aesthetic use of the steep and inconsistent topography of natural hillsides. The standards support minimized grading and site disturbance to maximize compatibility with the natural terrain and preserve sensitive environments on the hillside. Staff finds the preliminary grading plan and cross-sections do not comply with the development restrictions. The drawings indicate the residential lots are proposed within the entire hillside area, with slopes ranging between 12 to 25 percent. Although the applicant proposes 4 sided architecture for the model homes, the proposed homes do not have staggered floor elevations to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain. The proposed architecture is typical of single-family residences that are previously approved throughout the area. The proposed architecture does not have predominant horizontal features as required per Code. Title 30 states that vertical features should be minimized and generally used to accentuate entryways, garages, main doors, or similar

features. For these reasons, and since staff does not support the tentative map, staff does not support these requests.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the request to reduce the back of curb radius (BCR) for the spandrels within the development. With smaller turning radii, motorists will need to make tighter turns around spandrels, increasing the chance of collisions with pedestrians or vehicles on the other side of the spandrels.

Waiver of Development Standards #4b

Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lot 59. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveway is too close to the spandrel.

Staff Recommendation

Denial.

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 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 25 feet to the back of curb for Pebble Road;

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Applicant to install "No Parking" signs in the development where waivers are being requested;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way 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.

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 #0241-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON

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