

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0057-SILVER HINSON, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) reduce street intersection off-set.

**DESIGN REVIEW** for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-803-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase retaining wall height to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33% increase).
2. Reduce the street intersection off-set to 115 feet where 125 feet is required per Section 30.04.08 (an 8% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.89
- Project Type: Single-family subdivision
- Number of Lots/Units: 7 (lots)/2 (common element lots)
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,800/5,398
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 1,600 (minimum)/2,601 (maximum)
- Parking Required/Provided: 16/28

**Site Plan**

The development of 7 lots on 0.89 acres results in a density of 7.87 dwelling units per acre. The plan depicts a 7 lot subdivision with 6 internal facing lots and 1 west facing lot. The 6 lots face a

proposed private street that runs east and west on the east side of Hinson Street for approximately 110 feet. There are 3 lots on the north side of the private street and 3 lots on the south side of the private street with driveways and an attached sidewalk. Lot 7 is located on the north side of the property and fronts on Hinson Street with direct driveway access. Common element lots are located adjacent to Hinson Street and Silverado Ranch Boulevard for the detached sidewalk and street landscaping. Each single-family detached home lot has a 2 car driveway and 2 car garage for a total of 28 parking spaces. The proposed retaining walls that are between 3 and 4 feet in height, are located along the north, south, and east property lines. The reduced street off-set is 10 feet the difference between the centerline of Texas Lilac Avenue and Silverado Ranch Boulevard, and is the subject of a waiver request.

### Landscaping

The plan depicts street trees every 30 feet along Hinson Street and Silverado Ranch Boulevard, planted in a 5 foot wide landscape strip behind a 5 foot detached sidewalk along Hinson Street and Silverado Ranch Boulevard.

### Elevations

The plans depict 7 elevations with large decorative windows, a variety of stucco siding finishes. Each elevation includes a combination of covered entries, variable hip style rooflines, window shutters, stone veneer, and stucco window trim. The maximum height of the residential homes is 30 feet. All 7 home models are 2 story homes with front loaded 2 car garages.

### Floor Plans

The plans show 7 floor plans ranging in size from 1,600 square feet to 2,601 square feet. The floor plans include up to 4 bedrooms, 2 car garages, and covered entries.

### Applicant's Justification

This site requires increased fill to meet drainage requirements and includes a waiver request for a retaining wall that is 4 feet in height where 3 feet is the maximum. The increased wall size will be negligible when considering the adjacent property is undeveloped in this area. The proposed off-set is negligible considering the low traffic flow in this area and the proposed street aligns with the street on the west side.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Urban Neighborhood (greater than 18 du/ac)	RM50	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Partially developed single-family residential subdivision

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0056	A zone change from RS20 to RS3.3 is a companion item on this agenda.
TM-25-500013	A tentative map for a 7 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0058	A vacation and abandonment of easements and portions of rights-of-way 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.

Waiver of Development Standards #1

A 3.7 foot high retaining wall with 6 foot high decorative block wall will be located at the south side of the property adjacent to the common element lot along Silverado Ranch Boulevard and will be 15 feet from the edge of the street and 5 feet from the detached sidewalk. A 3.5 foot high retaining wall and 6 foot high decorative block wall will be located along the northern perimeter of the project. A 3.7 foot high retaining wall and a 6 foot high decorative block wall will also be located on the east side of the property adjacent to the undeveloped lot to the east of this property. The rear setback to the homes on the south side of the property will be a minimum of 15 feet, with limited opportunity for tiered walls. The side setbacks for the 2 lots adjacent to the east property line will be a maximum of 10 feet, with 5 feet being part of a drainage easement that will not facilitate tiered walls. Additionally, the parcel to the north and east of the project is currently being developed with a multi-family development. Policy EN-1.1 of the Master Plan encourages compatible development and the proposed 4 foot maximum wall size should be compatible with future residential development on the east side of the property. Therefore, staff supports the waiver request.

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 proposed subdivision and architectural design of the homes will be compatible with the surrounding area and development in this area. The elevations and design characteristics of the proposed homes will include similar design characteristics to the surrounding area. The continuation of the street from the west side of Hinson Street to the east side of Hinson Street will meet the intent of Master Plan Policy EN-4.1 which supports continuation of streets in support of connectivity. Therefore, staff supports the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the reduction in street intersection off-set from Silverado Ranch Boulevard to Texas Lilac Avenue. The proposed 7 lot subdivision should see a low volume of traffic because of the limited number of lots. Moving the street farther north will create potential conflicts with the subdivision to the west.

### **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**

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;
- 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.

**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](mailto: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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SILVER HINSON, LLC

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147