

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce back of curb radius; and **3)** allow modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed retaining wall height along the east boundary of the site to 4 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2. Reduce the back of curb radius for Lot 18 to 15 feet where a minimum radius of 20 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 25% reduction).
3.
 - a. Reduce the separation for Lot 18 for a driveway to the back of curb radius for a street intersection to 3 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 75% reduction).
 - b. Reduce the separation for Lot 1 for a driveway to the back of curb radius for a street intersection to 7 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).
 - c. Reduce the separation for Lot 10 a driveway to the back of curb radius for a street intersection to 4 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 67% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Project Type: Single-family residential development

- Number of Lots: 18
- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 3,325/4,758
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052 to 2,300

Site Plan

Access to the proposed single-family residential development is granted via a 38 foot wide, north/south private street (Townley Drive) that connects to Blue Diamond Road. A 38 foot wide east/west private street (Daleford Court) connects to Townley Drive. Daleford Court terminates as a hammerhead at the western boundary of the subdivision, adjacent to Lots 12 through 15. All of the proposed lots face internally toward the private streets. The increased retaining wall height is located along the east side of the development.

Landscaping

The plans depict a street landscape area measuring 10 feet in width along the northern boundary of the site, adjacent to Blue Diamond Road. The street landscape area consists of large trees, shrubs, and ground cover per the requirements of Title 30.

Elevations

The plans depict 2 story model homes with a maximum height up to 26 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and stone veneer accents.

Floor Plans

The model residences measure between 2,052 to 2,300 square feet in area and feature a great room, kitchen, loft, multiple bedrooms and bathrooms. All models feature a 2 car garage.

Applicant’s Justification

The reduction for the reduced driveway separation to curb return for Lot 1 is located on the egress side of the intersection creating minimal issue with ingress vehicles. As for Lot 10, this is located on a stub street with 6 other lots resulting in minimal traffic flow. The plans show that Lot 18, located on hammerhead with only 8 lots may have low traffic speed and minimal frequency. Furthermore, low traffic volume will be passing through the curb return of Lot 1 due to only 8 lots located beyond that point. The applicant requests a reduced curb return radius to accommodate the proposed 2 car driveway for Lot 18 and a low volume of traffic will be passing through the curb return since there are only 8 lots located beyond that point. This is internal to subdivision and front yard visibility should aid in seeing vehicle movements. The increase in retaining wall height along the east property line is necessary so that the site maintains adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0086	A zone change from H-2 zoning to RS3.3 zoning is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-26-500025	A tentative map for an 18 lot single-family residential subdivision 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

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the drainage design needs of the proposed subdivision. The increase to the retaining wall height is minor in nature and should not have an adverse or negative impact on the adjacent single-family residential development. Staff recommends approval of this waiver.

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.

Staff finds the elevations and floor plans are consistent with the single-family residential development within the surrounding area. Four-sided architecture is provided and is harmonious with the existing development to the south and east. However, since staff is not supporting the related tentative map, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the back of curb radius (BCR) for Lot 18. With smaller turning radius, 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 #3

Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lots 1, 10, and 18. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels. Furthermore, access to the subdivision will come from Blue Diamond Road which is an arterial street that accommodates a high volume of highway traffic. Compliance with the standard is of utmost importance to ensure that motorists and pedestrians are safe within the subdivision.

Staff Recommendation

Approval of waiver of development standards #1; denial of waivers of development standards #2 and #3, and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on **June 3, 2026** 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 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;
- Lot 18 to meet the minimum requirements for back of curb radius and distance from back of curb radius to residential driveway;
- Sidewalk to be constructed along Blue Diamond Road;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0302-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waiver of development standards #1; denial of waivers of development standards #3b and #3c and the design review (add 2 additional facade features on the house elevations facing the public road).

APPROVALS: 7 cards

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: April 7, 2026 – HELD – To 05/05/26 – per the applicant.

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135