

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0275-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the drainage study; and **2)** waive full off-site improvements.

DESIGN REVIEW for subdivision design on 16.33 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Richmar Avenue and west of Dean Martin Drive within Enterprise. JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006; 177-20-402-011 through 177-20-402-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the drainage study where required per Section 30.04.08B.
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Dean Martin Drive where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Silverado Ranch Boulevard where required per Section 30.04.08C.
 - c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Gary Avenue where required per Section 30.04.08C.
 - d. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Richmar Avenue where required per Section 30.04.08C.
 - e. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Polaris Avenue where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3392 Silverado Ranch
- Site Acreage: 16.33
- Project Type: Minor subdivision map

Site Plan & Request

These waivers of development standards requests are associated with an active minor subdivision map (MSM-26-600015). The site plan shows that the subject parcels will be combined into 3 lots. Lot 1 (the northernmost lot) is depicted with an overall lot size of 79,490 square feet, will be located south of Richmar Avenue, and spans from Polaris Avenue to the west to Dean Martin Drive to the east. Lot 2 (immediately south of Lot 1), has an overall lot size of 503,988 square feet, and spans from Polaris Avenue to Dean Martin Drive; this lot is bisected north and south by Gary Avenue. Lot 3 (immediately south of Lot 2) has a lot area of 204,719 square feet, and is located north of Silverado Ranch Boulevard.

The applicant is requesting to waive the drainage study and off-site improvements on Dean Martin Drive, Silverado Ranch Boulevard, Gary Avenue, Richmar Avenue, and Polaris Avenue. Additionally, a design review is required since the creation of the 3 proposed lots results in the lots having double frontage, access to collector and arterial streets, and proposed lots front and have direct driveway access to arterial and collector streets without intervening street or access easements.

Applicant's Justification

The applicant states that the waivers of development standards and design review is necessary for the recordation of MSM-26-600015, and that a drainage study and full off-site improvements will be done at a later date with the development of the future subdivision and commercial area. Additionally, the applicant intends to provide off-site improvements when the project is further along in the development process.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0047-08	Zone change from R-E to C-2 - withdrawn	Withdrawn	August 2008
ZC-0883-05	Zone change from R-E to C-2 - withdrawn	Withdrawn	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Open Lands	RS20	Undeveloped
East	Business Employment & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Compact Neighborhood (up to 18 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
VS-26-0246	A vacation and abandonment 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

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.

Recording the parcel map (MSM-26-600015) is the first step toward the development of the overall site. Not complying with the subdivision design standards per Section 30.04.09 does not negatively impact the site at this time since the applicant intends to fully develop the site in the future. For these reasons, staff can support this request.

Public Works – Development Review

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

Although the required technical drainage study and full off-site improvements are not being proposed at this time, staff finds that deferring these items to future development is appropriate given that the applicant is working with staff on the development design of this site. Therefore, staff can support deferring these requirements with a future development land use application.

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

- 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

- Drainage study and compliance with future development;
- Full off-site improvements with future development;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Fire Prevention Bureau

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SONIA MACIAS

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