

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0142-STARDUST TOWERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of dwelling units on private stub streets; **2)** reduce the street intersection off-set; **3)** reduce the separation from the property line to a residential driveway; and **4)** reduce back of curb radius in conjunction with a proposed single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-402-004; 177-16-405-001; 177-16-405-005; 177-16-405-009 through 177-16-405-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 10 dwelling units on a private stub street where a maximum of 6 dwelling units are allowed per Section 30.04.08E (a 67% increase).
2. Reduce the street intersection off-set between Street F and Pebble Road to 80 feet where a minimum of 125 feet is required per Section 30.04.08F (a 36% reduction).
3. Reduce the separation from the property line to a residential driveway to 3 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
4. Reduce the back of curb radius to 10 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.32
- Project Type: Single-family attached residential
- Number of Lots: 83
- Density (du/ac): 13.13
- Minimum/Maximum Lot Size (square feet): 1,210/2,294
- Number of Stories: 2 to 3
- Building Height (feet): 38
- Square Feet: 1,235 (minimum)/2,050 (maximum)

- Open Space Required/Provided: 9,960/71,770
- Parking Required/Provided: 183/217

Site Plan

The plan depicts a single-family residential attached development totaling 83 lots on 6.32 acres located on the east side of Giles Street and north side of Pebble Road. Access to the development is from Giles Street to the west and Pebble Road to the south. The development’s internal access is comprised of two, 39 foot wide private streets and four, 30 foot wide stub streets. Ten lots are proposed along each of the stub streets which are each less than 150 feet in length. The intersection off-set between Street F and Pebble Road is 80 feet. Driveway locations are indicated on the site plan. For most lots, the distance between the edge of the driveway and the property line is 3 feet. The internal street minimum back of curb radii is 10 feet adjacent to the proposed stub streets.

Applicant’s Justification

The distance from the property line to a driveway is being requested to be reduced from 6 feet to 3 feet. The wet utility and dry utility designs for this type of product vary from typical single-family detached product and 6 feet is not necessary to provide all necessary utilities to the buildings. The applicant is also requesting that 10 dwelling units be allowed on the 4 proposed stub streets because on-street parking will not be allowed and there will be minimal pedestrian traffic as a sidewalk is provided at the rear of the homes. Finally, the applicant is requesting to reduce the intersection spacing between Street F and Pebble Road stating that a future sight visibility easement will ensure drivers will have adequate movement and safety. Also, Street A, which intersects with Pebble Road will be right-in, right-out, due to the median which will mitigate opposing turn movements from Pebble Road.

Prior Land Use Requests: APNs 177-16-402-004 & 177-16-405-001 only

Application Number	Request	Action	Date
ET-08-400353 (UC-0484-06)	Extension of time for a resort condominium - expired	Approved by BCC	January 2009
UC-0484-06	Use permit and design review for a 164-unit resort condominium - expired	Approved by BCC	December 2006

Prior Land Use Requests: 177-16-405-001 only

Application Number	Request	Action	Date
VS-0835-94	Vacate easements and public right-of-way being a portion of Torino Avenue	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	CR	Multi-family residential development
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	CP & RS20 (NPO-RNP)	Commercial & single-family residential development
West	Entertainment Mixed-Use & Public Use	CR	Undeveloped & electric substation

Related Applications

Application Number	Request
PA-25-700010	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0141	A zone change to reclassify the site from CR and RS20 to RM18 is a companion item on this agenda.
PUD-25-0143	A planned unit development for an 83 lot single-family attached residential development is a companion item on this agenda.
TM-25-500032	A tentative map for 83 single-family attached residential lots is a companion item on this agenda.
VS-25-0140	A vacation and abandonment for easements and right-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.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to allow for 10 units on private stub streets provided that Fire Prevention approves the request.

Waiver of Development Standards #2

Staff has no objection to reduce the intersection spacing between Street F and Pebble Road. The reduction is internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the property line to the residential driveways. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #4

Staff has no objection to reducing the distance from the back of curb radius (BCR) for the internal stub streets. The reduction is for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: April 1, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone Nay: Kilariski, Kirk

Comprehensive Planning

- 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 and application for review; 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;
- Clark County Fire Prevention approval to allow 10 units on a stub street;

- 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 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

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384-2024 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 6 cards

PROTESTS: 14 cards, 5 letters

APPLICANT: EDDIE DUENAS

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE
300, LAS VEGAS, NV 89120