

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback.

**DESIGN REVIEW** for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise.  
JJ/md/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-801-005; 177-30-801-031; 177-30-813-001 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback to 6 feet where a minimum setback of 15 feet is required per Section 30.02.08 (a 60% reduction).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 12.68 acre portion of a 20.83 acre site
- Project Type: Single-family residential development
- Number of Lots: 111
- Density (du/ac): 8.75
- Minimum/Maximum Lot Size (square feet): 3,010/4,656
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,850 to 2,496
- Open Space Required/Provided: 22,200/24,675

Site Plans

The project is located on the northern 2 parcels and the northern portion of the southern parcel. A parcel map (MSM-25-600014) is in process which will subdivide the southern parcel into 2 lots. Lot 1 of the subdivision is part of this request. The plans depict a proposed single-family residential development consisting of 111 lots on 12.68 acres with a density of 8.75 dwelling units per acre. The minimum and maximum lot sizes are 3,010 square feet and 4,656 square feet,

respectively. Access to the residential development is granted via a proposed 43 foot wide east/west private street, Kurin Creek Avenue, that connects to Valley View Boulevard to the east. A secondary point of gated access, designated for emergency vehicles, is located at the northeast corner of the development, that connects to Valley View Boulevard via another proposed 43 foot wide east/west private street being Katy Cotton Avenue. Katy Cotton Avenue terminates as a cul-de-sac bulb at the northwest corner of the subdivision.

The remainder of the subdivision is serviced by a network of 43 foot wide private streets consisting Anistyn Aloe Avenue (east/west), Sedona Sky Street (north/south), and Irish Rose Street (north/south). Sedona Sky Street and Irish Rose Street terminate as stub streets at the southwest and southeast portions of the development, respectively. The east side of Sedona Sky Street and the west side of Irish Rose Street feature 5 foot wide attached sidewalks. The south sides of Katy Cotton Avenue and Kurin Creek Avenue, and the north side of Anistyn Aloe Avenue will also include 5 foot wide attached sidewalks. A 5 foot wide detached sidewalk is provided along Valley View Boulevard. All residential lots face towards the interior of the subdivision with no lots fronting on Valley View Boulevard.

A waiver of development standards is requested to reduce the rear yard setback to 6 feet to accommodate the building footprint of the proposed single-family residences.

#### Landscaping

The plans depict a street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Valley View Boulevard. The street landscape area consists of large trees, shrubs, and groundcover. The proposed development requires 22,200 square feet of open space where 24,675 square feet of open space is provided. Common lot element "I", consisting of 6,681 square feet, is located at the northwest corner of the subdivision, adjacent to Katy Cotton Avenue. Common lot element "E", measuring 17,994 square feet, is located within the southwest portion of the development adjacent to the intersection of Kurin Creek Avenue and Sedona Sky Street.

#### Elevations

The plans depict 2 story model homes measuring up to 27 feet in height. The models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, and decorative trim. Some models feature stone veneer accents on the front elevation. Some side elevations feature varying rooflines and a non-decorative window/door trim, while others only include non-decorative window/door trim and a flat roofline where Title 30 requires each elevation to have a minimum of 2 architectural features.

#### Floor Plans

The plans depict 2 story model homes measuring between 1,850 to 2,496 square feet consisting of multiple bedrooms, kitchen, loft, great room, and bathrooms. All models feature attached, 2 car garages.

#### Applicant's Justification

The rear yard setback will be reduced to 6 feet allowing for a unique type of lot. This development still provides 10 feet between houses, but the two, 5 foot interior side yards will be

combined into 1 side yard which will become the useable area for a single house. The applicant states this reduction in the rear yard setback is in the spirit and characteristics of the newly adopted master plan which encourages varied densities and an integrated mix of housing types along the spectrum being desired for new compact neighborhoods. This reduction is limited to 100 of the 111 lots and only to the larger footprints, the smaller footprints would have at least a 14 foot rear yard setback. The homes will offer 3 distinct elevation options per plan and will feature tile roofs, attractive desert colors and paver driveways. The design for the houses have met the requirements of Title 30 for the front and the rear elevations, however on the side elevations the required features have not been met.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved by BCC	August 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700031	A plan amendment for a portion of the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0517	A zone change for a portion of the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
TM-25-500128	A tentative map for a portion of the site for 111 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**

##### Waiver 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.

A primary characteristic of the Compact Neighborhood land use category is the integration of different housing types, which include a concentration of either single-family or multi-family dwellings. Staff finds that the configuration of the proposed building footprints, resulting in the reduced rear yard setback, comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models and other character-defining features that contribute to a distinct neighborhood identity. The waiver request will allow two, 5 foot side yards between residences to be combined into one, 10 foot wide side yard. The 10 foot wide side yard will function as a useable yard for a single residence. Increasing the useable area of the side yard offsets and mitigates the impact to the reduced area within the rear yard. Therefore, staff recommends approval of this 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.

Staff finds the open space areas within the project site are conveniently located, accessible, and visible to residents of the development. The proposed open space areas will enhance pedestrian circulation within the site, promote pedestrian use and safety, and improve the aesthetic quality of the development. Furthermore, the elevations and floor plans are consistent with the surrounding single-family residential development within the surrounding area. However, staff is concerned with the lack of a second architectural feature on the side elevations of the model residences. Therefore, staff recommends a condition of approval to provide either shutters, decorative window trim, or other architectural features on the side elevations of residences to meet applicable code requirements.

### **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:** September 2, 2025 – APPROVED – Vote: Unanimous Absent: Kirk

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- Side elevations of residences to include a minimum of 2 architectural features in accordance with Title 30;
- Enter into a standard development agreement prior to any permits 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 45 feet to the back of curb for Valley View Boulevard;
- 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;
- 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**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0067-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:** 1 card

**PROTESTS:** 12 cards, 4 letters

**APPLICANT:** KB HOME

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV  
89120