

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0515-D M PYLE 2 50, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-301-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 4.5 feet along the south and east property lines of Lot 9 where a maximum height of 3 feet is permitted per Section 30.04.03C (a 50% increase).
2. Reduce the back of curb radius to 15 feet where a minimum radius of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 40% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3203 Pyle Avenue
- Site Acreage: 2.50
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,369/4,606
- Number of Stories: to-2
- Building Height (feet): 17.5 (1 story)/25.5 (2 story)
- Square Feet: 1,684 to 2,114

Site Plans

The plans depict a proposed single-family residential development consisting of 16 lots on 2.5 acres with a density of 6.4 dwelling units per acre. The minimum and maximum lot sizes are 3,369 square feet and 4,606 square feet, respectively. Access to the residential development is

granted via a proposed 44 foot wide north/south private street that connects to Pyle Avenue. The private street terminates as a hammerhead at the southern portion of the development, adjacent to Lots 7 through 10. A 5 foot wide attached sidewalk is proposed on the east side of the private street, along Lots 9 through 16. A waiver of development standards is requested to increase the height of a proposed retaining wall up to 4.5 feet along the south and east property lines of Lot 9, located in the southeast portion of the development. A second waiver of development standards is necessary to reduce the back of curb radius for the north/south private street that intersects with Pyle Avenue.

Landscaping

The plans depict a street landscape area, consisting of two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Pyle Avenue and Dean Martin Drive. The street landscape areas consist of large trees, shrubs, and groundcover.

Elevations

The plans depict 1 and 2 story model homes with heights measuring up to 17.5 feet and 25.5 feet respectively. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including an optional patio cover. Some models feature stone veneer accents on the front elevation.

Floor Plans

The plans depict 1 to 2 story model homes with floor plans ranging from 1,684 to 2,114 square feet. The models feature multiple bedrooms, bathrooms, kitchen, dining room, study, and nook. All models feature attached, 2 car garages.

Applicant's Justification

The reduced curb returns are located at the intersection of the private street and Pyle Avenue adjacent to Lot 1 and Lot 16. The reduced radius is being requested to allow for the minimum 12 foot separation from a driveway and curb return. A low traffic volume will be passing through the private street and by the curb returns since there are only 16 proposed lots within the subdivision. Traffic speeds on Pyle Avenue should be very low as the driveway is located just over 125 feet away from the intersection of Pyle Avenue and Dean Martin Drive, where vehicles will be either stopping or just starting to speed up as they pass through the stop-controlled intersection. The increase in retaining wall height pertains to Lot 9 only and is necessary so the site maintains adequate drainage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700030	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0513	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0514	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-25-500127	A tentative map for 16 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

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. Staff finds the increase to the retaining wall height, in addition to limiting the waiver request to Lot 9, should not impact the surrounding properties.

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 surrounding single-family residential development within the surrounding area. 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 the spandrels along Pyle Avenue since this is a self-imposed hardship that could be addressed with a site redesign. Pyle Avenue and Dean Martin Drive are collector streets that accommodate a high volume of traffic. New developments in the area, including the new Department of Motor Vehicles will further contribute to the traffic in the area. Therefore, compliance with the standard is of utmost importance to ensure that those wishing to gain access to the subdivision can exit the right-of-way safely.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2 and the design review. 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

Comprehensive Planning

- 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;
- Lot 1 and Lot 16 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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 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 and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 1 card, 1 letter

APPLICANT: UMER MALIK

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