

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0554-ALL INVESTMENTS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase retaining wall height to 6 feet along the north boundary where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
- b. Increase retaining wall height to 6 feet along the east boundary where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.99
- Project Type: Single-family residential development
- Number of Lots: 25
- Density (du/ac): 8.36
- Minimum/Maximum Lot Size (square feet): 2,915/3,811
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 5,000/6,280

Site Plans

The plans depict a proposed 25 lot single-family residential development within a 2.99 acre site located at the northeast corner of Blue Diamond Road and Park Street. The proposed single-

family residential subdivision includes 2 unnamed internal public streets and serves 20 lots. The east/west street serves as an entry street connecting to Park Street from the west and terminates as a stub street to the east. The north/south street terminates as a hammerhead on the north side and bisects the east/west street to the south. The internal streets depict a 5 foot wide sidewalk on both sides. The remaining 5 lots are located along the west side the subdivision and will have direct access to and from Park Street.

A waiver of development standards has been requested for an increase in the height of the retaining wall to 6 feet, where a maximum of 3 feet is permitted per Title 30. The request to increase the height of the retaining wall is located along the north and east property lines of Lot 14.

Landscaping

Detached sidewalks and street landscaping consisting of large trees and shrubs are provided along Park Street. Also, a 10 foot wide landscape strip consisting of large trees and shrubs is provided along the north side of Blue Diamond Road.

Elevations

The plans depict 4, two-story models that measure up to 28 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, window trim, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage. The submitted floor plans show a minimum area of 1,284 square feet to 1,609 square feet.

Applicant’s Justification

The increase in retaining wall height is necessary for the site to maintain adequate drainage. The proposed development is situated in a region where most construction has already been completed and serves only 20 homes inside the residential subdivision. The proposed subdivision is in an area with low traffic flow, and the impact will be negligible.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400127-03 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility subject	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda
VS-25-0553	Vacation and abandonment of easements is a companion item on this agenda.
TM-25-500138	Tentative map for a 25 lot single-family 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

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.

Waiver of Development Standards #1a

The purpose of reviewing an increase in wall height is to ensure that the proposed wall will not negatively impact the surrounding area. Adjacent to the northern boundary, there is a common element, more than 20 feet in width, which is a part of the subdivision to the north. The common element acts as a buffer between the proposed wall and existing houses; as such, the impact of the increase in the retaining wall height is minimal to the existing residences. Therefore, staff recommends approval of waiver of development standards #1a.

Waiver of Development Standards #1b

Similar to waiver #1a, adjacent to the northern half portion of the proposed retaining wall along the east property line, there is a common element and a private right-of-way which are parts of the subdivision to the east. The common element and right-of-way act as a buffer between the proposed wall and existing houses; as such, the impact of the increase in the retaining wall height is minimal to those residences. However, the retaining wall proposed on the southern half portion of the east property line is directly adjacent to three residences and may negatively impact them. Alternatively, grading techniques in accordance with Title 30 could be used to mitigate the impact of the wall on the adjacent properties. Therefore, staff does not support waiver #1b.

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.

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the home meet the minimum design as required by Title 30. Staff supports the companion plan amendment, zone change; therefore, staff supports this design review request.

Staff Recommendation

Approval of waiver of development standards #1a and the design review; denial of waiver of development standards #1b. 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 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson, Stone

Comprehensive Planning

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Park Street;
- 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

- No comment.

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 #0239-2025 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 6 cards

PROTESTS: 17 cards

COUNTY COMMISSION ACTION: October 22, 2026 – HELD – To 11/19/25 – per the applicant.

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – No Date – per the applicant.

APPLICANT: LGI HOMES- NEVADA, LLC

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