

04/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:**

**DESIGN REVIEW** for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single family detached residential
- Number of Lots/Units: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,425/6,872
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,614 to 2,643
- Open Space Provided: 10,669
- Parking Required/Provided: 2 per unit/4 per unit

**Site Plan**

The site plan depicts a 2.5 acre property with 15 lots proposed with a 6 du/ac density on the east side of Grand Canyon Drive, 620 feet north of Gomer Road. Private street access is located on the east side of Grand Canyon Drive, 70 feet south of the north property line. An existing 100 foot power line easement is located on this property between the northwest corner and southeast corner of the property. The power line easement will be revised to be 70 feet wide to allow for homes to fit on all proposed lots. Each home will have a 2 car garage and driveway with 2 parking spaces. Private streets are depicted on the site plan between 28 feet and 46 feet in width with no sidewalks.

### Landscaping

The landscape plan depicts a detached sidewalk with 5 feet of landscaping on each side along Grand Canyon Drive. There are 11 trees provided adjacent to Grand Canyon Drive with another 5 trees shown on 2 of the 3 common element lots in the interior of the property. A total of 78 shrubs are shown in landscaped areas.

### Elevations

The elevations depict 4, two story home plans each with 3 elevations. The elevations on all 4 sides have a combination of textures, paints, stone veneer, accent colors, coach lighting, soffit elements, fascia returns, overhangs, faux shutters, cantilevers, window projections, off-set roof lines, tile roof, garage door pattern variety, window casings, and lap siding elements. All garages are front loaded access and face private streets.

### Floor Plans

The floor plans depict 3 to 4 bedrooms, 2,5 bathrooms, a variety of living spaces, and entry features.

### Applicant's Justification

The applicant indicates the design review elements are compatible with the area given the similar developments to the north, east, and south of the site. In addition, the property on the west side of Grand Canyon Drive is currently zoned RS3.3. This property is currently designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) in the Master Plan.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WT-0779-95	Overhead power lines	Approved by PC	June 1995

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, East, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Open Lands	RS3.3	Undeveloped

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0046	A request to vacate patent easements is a companion item on this agenda.
TM-24-500015	A tentative map for a 15 lot single family subdivision is a companion item on this agenda.
ZC-24-0045	A zone change to reclassify from RS20 to RS3.3 zoning 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**

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 layout of the subdivision is compatible with the surrounding area and will not create an unsightly or undesirable appearance. The proposed development is harmonious with the surrounding area and other developed lots immediately adjacent to this property, including height, intensity, density, and construction elements. Interior private streets will provide adequate circulation for the 15 proposed homes. Each lot includes 4 parking spaces where only 2 are required. Staff supports this request.

#### **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**

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- 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.
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIDHOM BROTHERS COMPANY LLC

**CONTACT:** JAMES GRINDSATFF, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS, NV 89084