

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0190-PARAMOUNT INVESTMENTS CO:

PLANNED UNIT DEVELOPMENT for a 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:

176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Single-family detached residential subdivision
- Number of Lots: 57
- Density (du/ac): 2.94
- Minimum/Maximum Size (square feet): 8,940/16,204
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,565 to 3,776

Site Plan

The plans depict a proposed single-family residential development consisting of 57 lots on 19.4 acres. The density of the overall development is 2.94 dwelling units per acre. The lots range in size from a minimum of 8,940 square feet to a maximum 16,204 square feet. The site will be accessed from Mistral Avenue via a north-south 42 foot wide street. All lots will be accessed from 43 foot wide private streets with a roll curb, gutter and sidewalk on one side of the street. Two of the internal streets terminate in a hammerhead street being Aurora Cascade Avenue and Aurora Drift Avenue. Two other internal streets, Windward Glow Street and Aurora Breeze

Court terminates in a cul-de-sac. Lastly, 2 internal streets Radiant Wind Avenue and Breezy Glow Street terminate as a stub street.

The plans depict modified setbacks from the standard Title 30 setback requirements for RS10 zoning. The proposed setbacks are as follows: 20 foot front yard where 30 feet is required, 10 feet to the front for up to 50% of the building with (living) where a reduction up to 12 foot is allowed, 5 feet for the interior side where 10 feet is required, 10 feet to the corner street side where 15 feet is required, 20 feet to the rear (living) where 25 feet is required, and 3 feet to the rear (patio cover) where 5 foot (detached) or a 12 foot setback (attached) is required.

The plans also depict a modified lot size from Title 30 minimum lot area requirements for RS10 zoning. The proposed minimum lot size (net) for this development is 8,940 square feet where 9,000 square feet (net) is required.

The plans depict a modified setback requirements from Title 30 residential adjacency (within 200 feet of a RNP-NPO) which requires adjacent developments to comply with the side and rear zoning district setbacks of the adjacent RNP-NPO lots along any shared lot lines. The modified setbacks are as follows: rear setback of 20 feet, and side setback of 5 feet.

The plan depicts a modified fill height from the standard Title 30 residential adjacency requirements. The proposed increase of 8 feet of fill is shown within 5 feet of a shared property line where a maximum of 3 feet is allowed.

Lastly, the plans depict modified wall height standards from Title 30. The cross-section plans depict the following:

- Along the south property line of the development adjacent to Lot 26, the applicant is proposing an 8 foot high retaining wall, with a 6 foot high screen wall.
- Along the east property line adjacent to Lot 44, the applicant is proposing an 8 foot high retaining wall, with a 6 foot high screen wall.
- Adjacent to Lot 3 (northeast portion of the development), the applicant is proposing a 6 foot high retaining wall, with a 6 foot high screen wall.

Landscaping

A 5 foot wide detached sidewalk with 2, five foot wide landscape areas on both sides of the sidewalk is provided along Lindell Road, Mistral Avenue and Edmond Street. The planting material consists of large trees, shrubs, and groundcover. Large trees are planted at every 30 linear feet of street frontage along Lindell Road and Mistral Avenue. However, a 90 foot wide NV Energy easement runs along the west side of Edmond Street and the south side of Mistral Avenue. The plan depicts no landscaping materials are provided in this area as they are not permitted within that easement according to NV Energy email document submitted by the applicant.

Elevations

The plans depict five, single-story models that measure up 22 feet in height. The elevations on all 4 sides have a combination of stucco, concrete roof tile with variable rooflines, wall offset, foam trim, stone veneer on some elevation options, and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 5 bedrooms, and 2.5 to 3 bathrooms. Each home will have a 3 car and 4 car garage options.

Applicant's Justification

The applicant states that the intent of the planned unit development is to establish the design standards to be used for the Mistral & Edmond West project. These standards are unique to the subject site while staying consistent with the surrounding neighborhood. The design standards that are being modified are lot sizes, building setbacks, wall heights, and modifications to residential adjacency standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development and undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped, place of worship & single-family residential development

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

Related Applications

Application Number	Request
PA-25-700012	Plan Amendment from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easements and rights-of-way is a companion item on this agenda.
WS-25-0191	A waiver of development standards for waivers to street standards is a companion item on this agenda.
TM-25-500043	A 57 lot single-family residential 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

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

The property is surrounded by undeveloped parcels, a place of worship and single-family residences. Except for the existing development to the north side of Mistral Avenue, the site is abutting and adjacent to RS20 (NPO-RNP), however only 4 parcels abutting the proposed development are developed with single-family residential, 2 parcels are privately owned and are undeveloped, and the rest is undeveloped and owned by the BLM. In accordance with Section 30.04.06G, rear and side setbacks are required to match the adjacent NPO-RNP properties along the shared property lines to serve as a transition between the NPO-RNP lots and the proposed subdivision with an RS10 zoning. Where the proposed lots are adjacent to the development, side and rear setbacks are being met.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff finds that the proposed development will support Enterprise Master Plan Policy EN-1.1, which seeks to preserve the integrity of contiguous and uniform suburban neighborhoods in Enterprise through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. Generally speaking, staff supports the project however, staff has concerns with the proposed increase of fill and retaining wall heights, especially when considering that a 6 foot high wall will be placed on top of the retaining wall. For this reason, staff is unable to support this proposed planned unit development.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 2025 at 9:00 a.m., unless otherwise announced.

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

If approved:

- 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 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- 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

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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.
- 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 is an active septic permit on APN 176-13-501-013; 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118