08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0294-PARDEE HOMES NEVADA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; and **3)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action)

RELATED INFORMATION:

APN:
176-21-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the retaining wall height along the north property line of lot 4 to 6 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).
   b. Increase the retaining wall height along the east property line to 8 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 167% increase).
   c. Increase the retaining wall height within the southern portion of the property to 8 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 167% increase).
2. a. Increase fill height to 6 feet along the east property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
   b. Increase fill height to 7 feet along the south property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 133% increase).
   c. Increase fill height to 7 feet along the south property line where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 17% increase).
   d. Increase fill height to 6 feet along the north property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Pebble Road where required per Section 30.04.08C.

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.43
- Project Type: Single-family residential development
- Number of Lots/Units: 4
- Density (du/ac): 1.65
- Minimum/Maximum Lot Size (square feet): 21,271/23,622(gross)/18,652/20,085 (net)
- Number of Stories: 1
- Building Height (feet): Up to 20
- Square Feet: 3,415 to **4,102** (homes)/312 (accessory living quarters)

Site Plan

The proposed site plan establishes four single-family residential lots with access provided from Pebble Road to the north. The private street ends in a hammerhead. Perimeter walls are being proposed as a 6 foot high decorative screen walls surrounding the development. Eight foot high retaining walls are proposed along the east property line and within the southern portion of the property, and 6 foot high retaining walls are proposed along the north property line of lot 4, with a 6 foot high screen wall on top. These retaining walls are subject of a waiver request. There is a 6 foot high retaining wall near the west property line, which is qualified for the Title 30 exception allowing retaining walls up to 6 foot in height since no screen wall is proposed on top.

Landscaping

A 13 foot landscape strip with trees and shrubs to Title 30 standards is located along Pebble Road.

Elevations

The plans depict 1 story model homes with heights measuring 17 feet to 20 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including recessed windows, and multiple offset front facades. Optional accessory living quarters are being proposed to match with primary home in height, exterior materials, and exterior colors.

Floor Plans

The proposed single-story floor plans measure between 3,415 square feet and 3,887 square feet, and consist of multiple bedrooms, a great room, dining area, kitchen, laundry room, and bathrooms with a covered courtyard. The models also feature detached accessory living quarters measuring 312 square feet.

Applicant's Justification

The applicant proposes a detached single-story, four lot single-family development served by a 37 foot wide private street with parking permitted on both sides and a single access point to Pebble Road. The applicant is requesting approval of a hammerhead street terminus in lieu of a cul-de-sac, noting that similar configurations exist in the surrounding area and that the limited number of lots and ample on-site parking ensure the design will not negatively impact adjacent neighborhoods. Several waivers of development standards are requested to address existing

topography, drainage requirements, and the rural character of the area. These include increasing retaining wall heights to accommodate natural low points and required grading, increasing allowable fill depths near shared property lines to meet drainage criteria, and permitting a 6-foot retaining wall along Pebble Road with an enhanced 13 foot landscape easement as a compensating benefit. The applicant also seeks to waive full off-site improvements along Pebble Road to maintain the existing rural street character consistent with the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-17-0826	Design review for a single-family residential development - expired	Approved by BCC	November 2017
WS-0312-15 (ET-0094-17)	First extension of time for waiver of development standards for full off-site improvements - expired	Approved by BCC	September 2017
VS-0348-15 (ET-0095-17)	First extension of time for vacation and abandonment for patent easements - expired	Approved by BCC	September 2017
VS-0348-15	Vacation and abandonment for patent easements - expired	Approved by BCC	July 2015
WS-0312-15	Waiver of development standards for full off-site improvements - expired	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Open Lands	RS20 (NPO-RNP)	Undeveloped
West	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-26-0293	Vacation and abandonment of patent easements 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.

Waivers of Development Standards #1 & #2
The purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties from such an increase. While staff acknowledges the unique constraints presented by the change in elevation on the north, east, and south property lines, tiered retaining walls could have been used to avoid these waivers entirely. The approval of an 8 foot retaining wall coupled with a 6 foot screen wall would create a wall that is 14 feet high on one side, which will be out of place in the surrounding area and would have a negative visual impact on the rest of the development. Additionally, the subject site is located within the Neighborhood Protection Overlay district which strongly discourages the increase of retaining wall heights. Therefore, staff recommends denial.

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 that the architectural design of the proposed model homes complies with the development code and incorporates features that enhance the exterior appearance. Staff also notes that each lot provides adequate on-site parking. However, hammerheads are not the County's preferred turnaround configuration due to the operational constraints they create. For this reason, staff cannot support the design review as proposed.

Public Works - Development Review
Waiver of Development Standards #3
Historical events have demonstrated how important off-site improvements are for drainage and flood control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, this area is changing with new developments in the area and with the increase in pedestrians and vehicular traffic, it is important to have off-sites installed for their safety. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation
Denial.

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:

- Subject 13 foot landscape strip along Pebble Road;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 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;
- Right-of-way dedication to include 50 feet for Pebble Road;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.

Fire Prevention Bureau

- Ensure hammerhead turnaround meets minimum widths per the fire code.

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 #0306-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (any combination of retaining and decorative wall over 9 feet along right-of-way to be tiered with landscape or rock scape).
APPROVALS: 2
PROTESTS: 6

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 08/05/26 – per the applicant.

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