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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks (previously notified as front setbacks); **2)** increase retaining wall height; **3)** modify residential adjacency standards; and **4)** reduce street landscaping; and **5)** reduce street intersection off-set (no longer needed).
DESIGN REVIEW for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-801-019; 176-16-801-031

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the front setback to 10 feet where 20 feet is required per Section 30.02.05 (a 50% reduction).
   b. Reduce the rear setback to 18 feet where 20 feet for Lots 13 through 18 is required per Section 30.02.05 (a 10% reduction).
2. a. Increase the retaining wall height to 5 feet along the east property line where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
   b. Increase the retaining wall height to 5 feet along the south property line where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
3. Allow lot sizes less than 10,000 square feet (as small as 5,766 square feet) where residential development abutting or adjacent to Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
4. a. Reduce the width of the street landscaping strip between behind the sidewalk along a portion of Buffalo Drive to 3 feet where 5 feet is required per Section 30.04.01D (a 40% reduction).
   b. Reduce the number of trees along a portion of Buffalo Drive where large trees are required every 30 feet of street frontage per Section 30.04.01D.

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: 5.10
- Project Type: Single-family residential development
- Number of Lots: 18
- Density (du/ac): 3.53
- Minimum/Maximum Lot Size (square feet): 5,766/10,524
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: Up to 3,118

Site Plan and Request

The plan depicts a proposed subdivision consisting of 18 single-family residential lots. All internal lots are accessed from Torino Avenue to the south via a 38 foot wide north-south private street which terminates at a bisecting east/west private street on the north side of the subdivision. The east-west private street terminates in stubs at both its eastern and western ends. Private streets feature roll curbs on both sides and have no sidewalks. An easement measuring 24 feet in width, dedicated for emergency and utility access purposes, is located between the east-west private street and Buffalo Drive. A bus turnout is also located in this area.

The applicant is requesting multiple waivers of development standards. The first request is to reduce the required front yard setback from 20 feet to 10 feet for model home plan S402. The second waiver request is to reduce the rear yard setback to 18 feet on Lots 13 to 18 for model home plans S401 and S402. The third request is to increase the maximum retaining wall height from 3 feet to 5 feet along the rear of Lots 13 through 18 adjacent to Buffalo Drive, and along the south side of Lot 18 adjacent to Torino Avenue. The last waiver is to allow lot sizes smaller than 10,000 square feet on Lots 7 through 10 along the north side, and on Lots 11 and 13 through 18 along the east side, and Lot 18 along the south side of the development where the project abuts properties located within the Neighborhood Protection Overlay (NPO).

Landscaping

The plan depicts two, 5 foot wide landscape strips separated by a detached sidewalk along Ford Avenue and Torino Avenue. Large trees are spaced at 30 feet on center, and for every tree provided, a minimum of three shrubs are shown in accordance with Title 30 requirements.

The applicant is requesting waivers from the street landscaping standards along a portion of Buffalo Drive behind the proposed bus turnout. The request includes reducing the required width of the street landscaping strip behind the sidewalk to 3 feet where 5 feet is required, and no trees are proposed.

Elevations

The plans depict single-story homes with a maximum height up to 22 feet. Each home features a stucco exterior finish with stucco trim accents applied around windows, doors, and architectural

elements to enhance visual appeal. Variations include stucco wainscoting and decorative stucco detailing at corners and parapets, providing texture and depth across different elevation styles.

Floor Plans

The plans depict model homes offering 2 to 5 bedrooms, depending on the selected layout and options. Each home includes a 2 car garage, with some plans offering an optional RV garage or an additional 1 car garage. The floor plans show a minimum living area from 2,251 square feet and a maximum of 3,118 square feet, excluding optional features such as covered patios and balconies.

Applicant's Justification

The applicant's justification for the requested waivers centers on site-specific conditions and design considerations. Increasing the retaining wall height is necessary to address drainage requirements and maintain proper elevation for the entry road. The reduction in lot size adjacent to the rural neighborhood preservation area is consistent with similar approvals and is less impactful because the lots are situated at a lower elevation than neighboring properties. A slight side yard adjustment for one lot is also justified by its lower elevation, minimizing any visual or physical intrusion. A front setback modification accommodates a house-forward design that only marginally exceeds the allowance provided under Title 30, making the waiver essential for architectural consistency. Lastly, a request for rear setback reduction is needed to accommodate the revised house plan.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	**Request**
PA-26-700004	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0056	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-26-0057	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500011	A tentative map for an 18 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

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

Staff does not support the request to reduce the required front yard setback. The 20-foot setback standard is a core development requirement of the RS5.2 district and is intended to maintain a consistent building line and uniform streetscape character. Additionally, the front setback can be reduced to 10 feet for up to 50% of the building width in RS5.2; however, there is one model (S402) proposed with 10 feet front setback for more than 50% of the building width, necessitating a waiver. Although this is due to a porch being proposed within the front, staff finds that modifications could be implemented to the design to not exceed the maximum reduction allowed by code. The applicant has not demonstrated a site-specific condition or hardship that warrants the deviation.

Staff also does not support the request to reduce the required rear setback from 20 feet to 18 feet. The 20 foot rear setback standard is intended to maintain adequate separation between structures, preserve rear-yard usability, and ensure consistent spatial relationships within the RS5.2 district. The applicant has not demonstrated a site-specific condition or hardship that necessitates the deviation, and staff finds that the proposed building layout could be modified to comply with the required setback without impairing the functionality of the lot or the overall development pattern. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff does not support the request to increase the retaining wall height. Title 30 limits retaining walls to 3 feet unless the walls are tiered with a landscaped horizontal offset or meet specific conditions that allow an increase up to 6 feet, such as providing an 85% open fence above the wall or a minimum 6 foot landscape strip along a residential street. The proposed 5 foot high retaining wall does not incorporate any of the design elements or mitigation measures required for increased retaining wall height and would result in a visually prominent, non-tiered condition that conflicts with the intent of the retaining wall standards, which is to reduce massing and conform to site topography. The applicant has not demonstrated a site-specific constraint or hardship that necessitates exceeding the permitted height, and the development can be redesigned to comply with the alternative standards. For these reasons, staff cannot support this waiver.

Waivers of Development Standards #3

Staff does not support the request to reduce the required lot size adjacent to or abutting NPO-RNP properties. Title 30 requires a minimum lot size of 10,000 square feet for developments

proposed adjacent and abutting NPO-RNP properties to ensure an appropriate transition to the larger-lot character protected within the Neighborhood Protection Overlay. The proposed lot sizes, some as small as 5,766 square feet, represent a substantial reduction that does not provide the scale, separation, or buffering intended for the adjacent and abutting NPO-RNP properties. The applicant has not demonstrated a site-specific constraint or hardship that prevents compliance with this transition requirement, and the subdivision can be designed to provide conforming lot sizes with the surrounding NPO-RNP properties. For these reasons, staff cannot support the waiver.

Waiver of Development Standards #4
Staff does not support the requested waivers to reduce the required street landscaping width and the number of required street trees along the Buffalo Drive frontage. Title 30 requires a continuous 5 foot wide landscaping strip behind the sidewalk, along with large trees spaced at 30 feet on center, to ensure a consistent and functional streetscape along roadways. The applicant has not demonstrated a site-specific constraint or hardship that prevents compliance with the required landscaping width or tree spacing behind the sidewalk or providing them elsewhere within the same street frontage. The reduction in landscaping width diminishes the visual buffer intended along Buffalo Drive, and the decreased number of street trees reduces the shade, screening, and streetscape character anticipated by Title 30. Therefore, staff cannot support this request.

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 development has been evaluated against the applicable design review criteria and reflects a conventional single-family residential pattern that is generally compatible with surrounding neighborhoods, with architectural styles and materials that provide visual interest and site access and circulation that function adequately. However, because staff does not support the companion plan amendment, zone change, or associated waivers, staff recommends denial of the design review.

Public Works - Development Review
Waiver of Development Standards #5
No longer needed.

Staff Recommendation
Denial. 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.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0092-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS: 1
PROTESTS: 59

PLANNING COMMISSION ACTION: March 17, 2026 – HELD – To 04/21/26 – per the applicant.

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/19/26 – per the applicant.

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 07/07/26 – per the applicant to rewrite/re-notify.

PLANNING COMMISSION ACTION: July 7, 2026 – FORWARDED – NO RECOMMENDATION.

APPLICANT: BEAZER HOMES HOLDINGS, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120