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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0209-HORIZON WEST HOMES, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce rear setbacks; **2)** eliminate required open space (no longer needed); **3)** allow attached sidewalks; **4)** reduce street intersection off-set; **5)** reduce curb return radius; and **6)** reduce driveway separations.
DESIGN REVIEW for a single-family attached residential development on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-201-015

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the rear setbacks to 10 feet where 15 feet is required per Section 30.02.09B (a 33% reduction).
2. Eliminate required open space area where 1,680 square feet is required per Section 30.02.09B (no longer needed).
3. Allow attached sidewalks along Serene Avenue where detached sidewalks are required per Section 30.04.09C.
4. Reduce the street intersection off-set between a proposed private street and Hualapai Way along Serene Avenue to 71 feet where 125 feet is required per Section 30.04.08F (a 43% reduction).
5. Reduce the curb return radius for the west side of the intersection of a proposed private street and Serene Avenue to 15 feet where 25 feet is required per Uniform Standard Drawing 222 (a 40% reduction).
6. Reduce the separation between driveways and property lines to 1 foot where 6 feet is the minimum required per Uniform Standard Drawing 222 (an 83% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.44

- Project Type: Single-family attached residential development (Duplexes)
- Number of Lots/Units: 14
- Density (du/ac): 9.72
- Minimum/Maximum Lot Size (square feet): 1,847/2,537
- Number of Stories: 2
- Building Height (feet): 32
- Minimum/Maximum Square Feet: 1,456/1,546
- Open Space Required/Provided: 1,680/1,687
- Parking Required/Provided: 31/31

Site Plan

The proposed attached single-family residential development will consist of 14 individual lots located primarily along the perimeter of the site with a density of 9.72 dwelling units per acre. The proposed lots will contain duplex buildings that will consist of 2 attached units that will function as a single building with each duplex building split between 2 lots. The proposed development will consist of 8 lots along the east and 6 lots along the west of the site. The buildings will be 10 feet from the front property line with the rear of each building being 10 feet from the rear property line, which requires a waiver of developments standards. Along the sides of each building, a 5 foot interior side setback or 10 foot street side setback will be provided. All buildings will be separated from each other by at least 10 feet. The site will be accessed from a central, 36 foot wide private street that will run down the center of the site. This private street will grant access to Serene Avenue in the central portion of the southern boundary of the site and will terminate in a 24 foot wide emergency access gate in the northwest corner of the site. The private street's intersection with Serene Avenue will be off-set 71 feet from the intersection of Hualapai Way and Serene Avenue, requiring a waiver of development standards. All buildings will have their garage door facing the private street with a 10 foot long and 16 foot wide driveway provided. Each driveway will have a setback as little as 1 foot from the property line, requiring a waiver of development standards. The lots will range in size from 1,847 square feet up to 2,537 square feet. Parking is provided by the 2 car garages that each lot will be provided as well as by 3 on-street parking stalls. Along the east property line, an existing 6 foot wall be maintained. Along the northern boundary of the site and along rear lot lines, new 6 foot decorative block walls will be provided.

Landscaping

Along Hualapai Way, street landscaping is provided with 2 landscape areas that are 5 feet wide and located on each side of a proposed 5 foot wide detached sidewalk. Additionally, along Serene Avenue, street landscaping is provided within a 10 foot wide landscape area behind a proposed 5 foot wide attached sidewalk. Within these landscape areas, large trees are placed every 30 feet on center and staggered on each side of the sidewalk where a detached sidewalk is provided. A total of 13 large trees are provided where 9 trees are required along Hualapai Way and 6 large trees are provided where 4 large trees are required along Serene Avenue. Additional landscaping in the form of large trees is also provided within the interior of the site with at least 1 trees provided adjacent to the provided driveway on each lot. The site is proposing to provide 1,687 square feet of common open space located within a common lot north of Lot 1. This area will consist of a gazebo, walking trail, and benches. The amount of provided common open space will exceed the required amount of 1,680 square feet.

Elevations

The elevations provided show the exterior design of the homes within the development will have a similar and unified design between each building. All buildings are 2 stories tall and range in height from 29 feet to 32 feet. All residences are shown to consist of neutral painted stucco, gabled and off-set roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered and hidden entry area and significant fenestration.

Floor Plan

Each unit will range in size from 1,456 square feet up to 1,546 square feet, not including garage space, spread across 2 stories. Each model is shown to have 3 bedrooms with options that include walk-in closets, ensuite bathrooms, living and dining spaces, game rooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

Due to the size of the site after the dedication of streets, maintaining the required intersection off-set is not possible and makes the detaching of the sidewalk difficult as well. The reduction in curb return radius is justified as the curb return is located on the egress side, and due to the stop sign, the condition should not result in negative effects. Due to the size of the proposed lots, a reduction in the rear setback is needed to fit the home models being proposed. The size of the subdivision limits the available space for driveways.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
NZC-22-0385	A non-conforming zone change from R-E to C-1 for a convenience store and gas station	Withdrawn	September 2022

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Public Use	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

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

Related Applications

Application Number	**Request**
PA-26-700017	A plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda.
ZC-26-0208	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0207	A vacation and abandonment of patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500053	A tentative map consisting of 14 single-family attached residential lots 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
Rear setbacks are important, in this case, as the rear setbacks ensure there is ample on-site space for a backyard, but also to reduce the over massing of buildings on each property. While staff can appreciate the size of the subject site is significantly reduced after roadway dedications, the proposed buildings are already given the benefit of a reduced front setback. Staff finds the proposed structures are too large for the proposed lots and the requested setback reductions are self-imposed and would represent a negative impact on the area. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2
No longer needed.

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 proposed residential development is within an area with several medium density single-family detached residential developments with similar densities to the proposed development. In addition, a residential development on this parcel will help to activate a long-term unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, the proposed architecture and garage styles are consistent with newer townhouse and duplex development designs, and parking is well supplied within the community. Overall,

staff finds that a residential development in this parcel supports Master Plan Policies 1.1.1, 1.3.2, 1.4.4, and Enterprise-specific Policy EN-1.1, which encourage in-fill development and a mix of housing types. With that said, staff finds the proposed reduction in setbacks is the result of poor space planning and the site could be designed to meet all requirements; for example, by reducing home sizes to reach the required setback or rearranging the lots and street network to reduce waivers. Additionally, staff is concerned regarding the design of the rear of the proposed models. The rear elevations contain very little architectural enhancement resulting in a flat appearing surface. Given this elevation will generally front the adjacent homes and Hualapai Way, staff finds additional architectural enhancement should be provided to enhance the exterior of the proposed models. Ultimately, staff finds the proposed single-family attached residential development fails to comply with Master Plan Policies 1.3.1 and 1.3.5 all of which promote development that increases neighborhood livability and character. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Serene Avenue. The site has no existing off-sites improvements, therefore there is no reason a detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #4

Staff has no objection to the proposed reduction for the intersection offset. Staff finds there should be no negative impacts to the surrounding area. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #5

The applicant worked with staff to develop a safe design, and because of the limited site size of the site, there are unavoidable constraints that justify a request for the reduced back of curb radius. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #6

Although the reduction does not meet the standard driveway separation requirement due to the limited lot frontage and existing site constraints, staff finds the proposed placement of the driveways maintains safe access to each lot. However, since staff cannot support this application in its entirety, staff cannot support this request.

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.

PLANNING COMMISSION ACTION: July 7, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Enter into a standard development agreement prior to any permits 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.

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 Hualapai Way, 35 feet to the back of curb for Serene Avenue and associated spandrel;
- 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;
- 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

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0565-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS: 1
PROTESTS: 8

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

APPLICANT: HORIZON WEST HOMES, LLC
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