10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:
176-35-501-031

WAIVER OF DEVELOPMENT STANDARDS:
Increase retaining wall height along the east boundary of the site to 4 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33% increase).

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 residential development
- Number of Lots: 11
- Density (du/ac): 4.4
- Minimum/Maximum Lot Size (square feet): 3,360/15,113
- Number of Stories: 2
- Building Height (feet): 27.5 to 29.5
- Square Feet: 2,040 to 2,621

Site Plan
Access to the proposed single-family residential development is granted via a 39 foot wide, northeast/southwest private street that connects to Bronco Street. A 30 foot wide northwest/southeast private street connects to the 39 foot wide private street. All of the lots within the subdivision face internally toward the private streets, except for lot 10 which takes

access from Levi Avenue. The increased retaining wall height is located along the east boundary of the development adjacent to lots 1 and 11.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk, located along Bronco Street and Levi Avenue. Trees, shrubs, and groundcover are planted within the street landscape area.

Elevations

The plans depict 2 story model homes with heights ranging between 27.5 feet to 29.5 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and stone veneer accents.

Floor Plans

The model residences measure between 2,040 and 2,621 square feet and include 2 car garages.

Applicant's Justification

The increased retaining wall height is necessary so that the site maintains adequate drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500188-04	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-0557-04	Vacation and abandonments for easements - recorded	Approved by PC	June 2004
WS-0556-04	Waiver of development standards to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-1865-03	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-0497-01	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0433	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-26-0435	A vacation and abandonment of easements is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500104	A tentative map for an 11 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
Waiver 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.

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the drainage design needs of the proposed subdivision. The increase to the retaining wall height is minor in nature and should not have an adverse or negative impact on the adjacent single-family residential development. Staff recommends approval of this waiver.

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 the elevations and floor plans are consistent with the single-family residential development within the surrounding area. Four-sided architecture is provided and is harmonious with the surrounding residential development. Therefore, staff recommends approval of 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

- 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; 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 25 feet to the back of curb for Levi Avenue, 25 feet to the back of curb for Bronco Street, and associated spandrel;
- 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 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.

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 #0488-2026 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 adjacent to a public right-of-way to be terraced and landscaped or rock scaped, except the north property line).
APPROVALS: 3
PROTESTS: 7

COUNTY COMMISSION ACTION: September 2, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118