10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0493-IMANI COLIN LIVING TRUST ETAL & IMANI DARIUSH TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce back of curb radius.
DESIGN REVIEW for modifications to a previously approved single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
177-29-301-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the interior side setback for all lots to 4 feet where a minimum of 5 feet is required per Section 30.02.07B (a 20% reduction).
2. Reduce the back of curb radius to 23 feet where a minimum radius of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (an 8% reduction).

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3203 Pyle Avenue
- Site Acreage: 2.50
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,335/4,769
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,590 to 2,770

History & Site Plan
The site was previously approved for waivers of development standards and a design review for a single-family residential development via WS-25-0515 and TM-25-500127 in October 2025. The applicant is requesting to modify both previously approved land use applications with an

updated site layout and residential models. A new waiver for reduced setbacks is requested and the approved waiver for reduced back of curb radius is being modified, with the radius changing from 15 feet (previously approved) to 23 feet (proposed). As previously approved, the plans depict a proposed single-family residential development consisting of 16 lots on 2.5 acres with a density of 6.4 dwelling units per acre. Access to the residential development is still granted via a proposed 44 foot wide north/south private street that connects to Pyle Avenue to the north per the previous approvals. The private street terminates as a hammerhead at the southern portion of the development, adjacent to Lots 7 through 10. A 5 foot wide attached sidewalk is proposed on the east side of the private street, along Lots 9 through 16.

Landscaping

The plans depict a street landscape area, consisting of two, 5 foot wide landscape strips provided on each side of the detached sidewalks along Pyle Avenue and Dean Martin Drive. The proposed street landscaping is consistent with the previous approvals (WS-25-0515 and TM-25-500127) and in accordance with Title 30 standards.

Elevations

The plans depict new 2 story model homes with heights measuring up to 26 feet. The proposed models consist of varying rooflines with a pitched, concrete tile roof, stucco siding, decorative trim, and other architectural features including an optional patio cover. Some models feature stone veneer accents on the front elevation.

Floor Plans

The plans depict new 2 story model homes with floor plans ranging from 2,590 square feet to 2,770 square feet. The models feature multiple bedrooms, bathrooms, kitchen, dining room, study, and nook. All models feature attached, 2 car garages.

Applicant's Justification

The reduced curb returns are located at the intersection of the private street and Pyle Avenue adjacent to Lot 1 and Lot 16. The reduced radius is being requested to allow for the minimum 12 foot separation from a driveway and curb return. A low traffic volume will be passing through the private street and by the curb returns since there are only 16 proposed lots within the subdivision. Traffic speeds on Pyle Avenue should be very low as the driveway is located just over 125 feet away from the intersection of Pyle Avenue and Dean Martin Drive, where vehicles will be either stopping or just starting to speed up as they pass through the stop-controlled intersection. The reduced interior side setbacks for all lots is necessary to maximize the back of curb radius and to accommodate the proposed models.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
PA-25-700030	Plan amendment from LN to MN	Approved by BCC	October 2025
ZC-25-0513	Zone change from RS20 to RS3.3	Approved by BCC	October 2025

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0514	Vacation and abandonment of government patent easements	Approved by BCC	October 2025
WS-25-0515	Waivers of development standards and a design review for single-family residential development	Approved by BCC	October 2025
TM-25-500127	Tentative map for a single-family residential subdivision	Approved by BCC	October 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

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 finds that the request to reduce setbacks on all lots within the subdivision is a self-imposed hardship that could be avoided by redesigning the site or the proposed models. The setback reduction may adversely affect future residents of the subdivision. 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.

Staff finds that the elevations and floor plans of the new models are consistent with the surrounding single-family residential development within the surrounding area. The general layout of the subdivision is also consistent with the previous approvals. However, the proposed models are too large for the lots, which is why the waiver for reduced setbacks is required. Since staff is not supporting the waiver for reduced setbacks, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #2
Staff finds that the reduced back of curb radius along Pyle Avenue is acceptable and exceeds what was previously approved. Therefore, staff has no objection to this request.

Staff Recommendation
Approval of waiver of development standards #2; denial of waiver of development standards #1 and the design review.

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:

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive 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

- 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 #0493-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: JEANETTE JEFFERY
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