10/07/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0321-BOLOGNESE, JOSEPH & VIVI A:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified driveway geometrics; **2)** reduce street intersection off-set; and **3)** reduce back of curb radius in conjunction with a proposed single-family attached residential development on 1.93 acres in an RM18 (Residential Single-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-601-025

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the separation from a proposed driveway to a property line to 2.5 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 58% reduction).
2. Reduce the intersection off-set to 3 feet where a minimum of 125 feet is required per Section 30.04.06 (a 97% reduction).
3. Reduce the back of curb radius for Lot 6 to 10 feet where a minimum radius of 20 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 50% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Single-family attached development
- Number of Lots/Units: 26
- Density (du/ac): 13.47
- Minimum/Maximum Lot Size (square feet): 1,636/2,158
- Open Space Required/Provided: 3,120/3,886
- Parking Required/Provided: 58/59

Site Plan
The plan depicts a single-family attached residential subdivision consisting of 26 lots on approximately 1.93 acres located north of Serene Avenue and east of Grand Canyon Drive. The lots range in size from approximately 1,636 square feet to 2,158 square feet. The development is

designed with private interior streets that are 38 feet wide, including a sidewalk on one side. Access to the subdivision is provided from Serene Avenue, with no additional access points proposed.

Applicant's Justification

The applicant is requesting waivers of development standards to accommodate the proposed subdivision layout and internal circulation system. A reduction to the required intersection offset from 125 feet to 3.95 feet is requested due to the site's configuration, existing right-of-way constraints, and surrounding development patterns, which limit the ability to achieve the full offset without significantly altering the lot arrangement. A reduction to the required driveway separation from 6 feet to 2.5 feet is also requested, as the attached product type and narrow lot widths restrict driveway placement options while maintaining access to individual garages. In addition, the applicant is requesting a reduction to the required curb return radius from 20 feet to 10 feet at an internal intersection to maintain the minimum separation between the driveway and the curb return. The applicant states that these reductions are necessary to implement the proposed design and that the modified standards will continue to support functional access and circulation within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-26-0320	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-26-500085	A tentative map for a 26 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
Public Works - Development Review
Waiver of Development Standards #1
Staff cannot support the request to reduce driveway separation from the property line, as the reduction would decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #2
Staff has no objection to the reduction in street intersection off-set for the entry on Serene Avenue. With additional common elements adjacent to the entry streets, visibility will be improved for those entering the site. Additionally, the traffic study will identify any necessary improvements needed to address potential traffic or safety concerns.

Waiver of Development Standards #3
Staff has no objection to the request to reduce the back of curb radius. The reduction applies only to internal streets of the development that are expected to experience lower traffic volumes, which helps minimize any potential impacts.

Staff Recommendation
Approval of waivers of development standards #2 and #3; denial of waiver of development standards #1. 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
- 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.

PLANNING COMMISSION ACTION: August 18, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- 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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;
- 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 the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-19-601-025; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

PLANNING COMMISSION ACTION: July 21, 2026 – HELD – To 08/18/26 – per the applicant.

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

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