

OFF-SITE IMPROVEMENTS  
(TITLE 30)

ARVILLE ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-20-400168 (ZC-0498-16)-GREYSTONE NEVADA, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring off-site improvements on a 4.9 acre portion of 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone.

Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. JJ/bb/ja (For possible action)

---

RELATED INFORMATION:

**APN:**

177-30-604-019; 177-30-605-004; 177-30-605-008 ptn

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.9 (portion)
- Project Type: Off-sites

**Background and Site Plans**

The plans depict an approved single family residential development consisting of R-D and R-2 zoning. The northern portion of the development is zoned R-2 while the southern portion of the site is zoned R-D. The use permit, waiver of development standards, and design review associated with this application were denied and a subsequent project has been approved (WS-17-0965, TM-17-500187 and WS-18-0464). Almost all of the development has been subdivided; 13 lots on approximately 4 acres along Pyle Avenue are in the subdivision mapping process (NFM-20-500135). The plans for the remaining phase depict 1 point of access from Arville Street to access the approved 44 lots on the north side of Pyle Avenue. ZC-0498-16 included an original condition for full off-site improvements. The related applications mentioned above were approved subject to non-urban street standards along Pyle Avenue. Approval of this application is necessary to allow for the subdivision map to record with non-urban street standards.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0498-16:

#### Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Arville Street, 35 feet to back of curb for Pyle Avenue, 30 feet for Hinson Street with a knuckle at Jo Rae Avenue;
- Detached sidewalk will require dedication to back of curb and granting necessary
- easements for utilities, pedestrian access, streetlights, and traffic control.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The original zone change for this property (ZC-0498-16) had a condition that requires full off-site improvements along Pyle Avenue. The approval for WS-17-0965 included a Public Works condition that non-urban street standards are required on Pyle Avenue. The applicant would like to clarify and remove the requirement for off-site improvements.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0270	Reduced setbacks for 44 lots	Approved by BCC	August 2020
WS-18-0464	Over length cul-de-sac	Approved by BCC	September 2018
WS-17-0965	Single family residential development with reduced setbacks	Approved by BCC	April 2018
VS-17-0966	Vacated and abandoned easements	Approved by BCC	April 2018
VS-17-0967	Vacated and abandoned easements	Approved by BCC	April 2018
TM-17-500187	Single family residential development	Approved by BCC	April 2018
ZC-0498-16	Reclassified the site to R-D and R-2 zoning (Denied – use permit, waiver of development standards, & design review)	Approved by BCC	September 2016
TM-0112-16	130 single family residential lots	Denied by BCC	September 2016

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Residential Low (3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-3 & R-2	Undeveloped & single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (3.5 du/ac)	R-E, R-E (RNP-I) & R-2	Undeveloped & single family residential
West	Residential Low (3.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Public Works - Development Review**

Staff has no objection to not install full off-site improvements on Pyle Avenue since subsequent applications for portions of the project site were approved with only non-urban standards on Pyle Avenue.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Public Works - Development Review**

- Full off-site improvements on Arville Street and Hinson Street;
- Non-urban street standards are required on Pyle Avenue.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GREYSTONE NEVADA LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W BADURA AVE, STE 100,  
LAS VEGAS, NV 89118