

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-50022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

TENTATIVE MAP consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone.

Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv
(For possible action)

RELATED INFORMATION:

APN:

177-30-605-003

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot commercial subdivision located at the northeast corner of Pyle Avenue and Arville Street within Enterprise. Access to the site is granted via a single proposed driveway along Arville Street. Five foot wide detached sidewalks will be provided along Pyle Avenue and Arville Street. The tentative map will facilitate the development of the proposed restaurant on the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0350	Zone change site from RS20 to RS5.2	Withdrawn at BCC	October 2025
WS-25-0351	Waivers of development standards to increase retaining wall height and reduce back of curb radius, and a design review for a single-family residential development	Withdrawn at BCC	October 2025
VS-25-0352	Vacation and abandonment of patent easements	Withdrawn at BCC	October 2025

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500086	Tentative map for a 6 lot single-family residential subdivision	Withdrawn at BCC	October 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-26-700006	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0081	A zone change from RS20 to CG is a companion item on this agenda.
VS-26-0082	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-26-0083	A waiver of development standards and design review for a restaurant 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, since staff is not supporting the companion plan amendment and zone change applications associated with this request, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle 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.

Building Department - Addressing

- No comment.

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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: TANEY ENGINEERING, 5670 WYNN RD, LAS VEGAS, NV 89118