

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:

TENTATIVE MAP consisting of 52 single-family residential lots and common lots on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Blue Diamond Road and west of Montessori Street (alignment) within Enterprise. JJ/jam/cv (For possible action)

 RELATED INFORMATION:
APN:

176-22-601-005; 176-22-601-007

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.51
- Project Type: Single-family attached residential subdivision
- Number of Lots: 52
- Density (du/ac): 11.53
- Minimum/Maximum Lot Size (square feet): 1,497/2,300

Project Description

The plan depicts a single-family residential attached development totaling 52 lots located on the south side of Agate Avenue and the west side of Montessori Street (alignment). The density of the overall development is shown at 11.53 dwelling units per acre. The lots range in size from a minimum area of 1,497 square feet to a maximum of 2,300 square feet. Access to the development is from Agate Avenue to the north. The development's internal access comprises of private streets that end as stub streets. Open space is provided throughout the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500097	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	June 2019
VS-19-0356	Vacation and abandonment government patent easement - expired	Approved by PC	June 2019
ZC-18-0434	Zone change from U-V to C-1 zoning for a mini-warehouse facility	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0499-07	Non-conforming zone change from U-V to C-1 zoning for a mini-warehouse facility, RV and boat storage, and a manager's residence - expired	Approved by BCC	July 2007
ZC-0972-05	Zone change the site from R-E to U-V zoning for a mixed-use development - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	H-2 & RS3.3	Single-family residential
South	Corridor Mixed-Use	H-2	Communications facility
East	Corridor Mixed-Use	CG	Mixed-use development
West	Neighborhood Commercial	H-2 & RS20	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700025	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0271	A zone change from CG to RM18 is a companion item on this agenda.
VS-26-0272	A vacation and abandonment of government patent easements is a companion item on this agenda.
WS-26-0273	Waivers of development standards and a design review for a single-family residential townhome development 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.

Staff Recommendation

Approval. 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.

PLANNING COMMISSION ACTION: June 16, 2026 – APPROVED – Vote: Aye: Frasier, Stone, Mujica, Gibson, Roitman Nay: Kilarski Absent: Kirk

Comprehensive Planning

- 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 25 feet to the back of curb for Agate Avenue, with a portion of an elbow for Agate Avenue and Montessori Street;
- 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;
- Be advised, applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements on Blue Diamond Road.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 1

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052