

11/21/23 BCC AGENDA SHEET

GOMER & CONQUISTADOR  
(TITLE 30)

GOMER RD/CONQUISTADOR ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500140-MOLLY V. SERIES 3, LLC:**

**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise. JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-401-005 through 176-19-401-008

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 20
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,515/5,826
- Project Type: Single family residential

The applicant is proposing a development for 20 single family detached residences to be constructed on 4 existing parcels with a total of 2.5 acres in an R-2 (Medium Density Residential) zone. The overall density is 8 dwelling units per acre. Common lots for required street landscaping along Gomer Road are provided. No street landscaping is proposed along Conquistador Street. Lots within the subdivision either front on Conquistador Street or have access to a 41 foot wide private hammerhead street from Gomer Road.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, West, & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Single family residential

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South	Open Lands	R-E	Undeveloped

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

**Related Applications**

Application Number	Request
VS-23-0685	A vacation of government patent easements is a companion item on this agenda.
ZC-23-0686	A zone change to reclassify from an R-E zone to an R-2 zone for a single family residential development is a companion item of this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

The proposed tentative map meets the requirements as outlined in Title 30. However, staff is not supporting the related design review of the site proposed with ZC-23-0686; therefore, staff cannot support this tentative map.

**Staff Recommendation**

Denial.

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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Comprehensive Planning - Addressing**

- Streets shall have approved street names and suffixes.

**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 #0260-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LARRY BITTON

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