

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400005 (TM-0153-16)-LENNAR PACIFIC PROPERTIES, LLC:**

**TENTATIVE MAP FIRST EXTENSION OF TIME** for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

176-22-801-024; 176-22-801-030

**LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 35 acre (portion)
- Project Type: Single-family residential development
- Gross Minimum/Maximum Lot Size (square feet): 20,005/28,235
- Net Minimum/Maximum Lot Size (square feet): 18,001/28,235
- Number of Lots/Units: 56
- Density (du/ac): 1.6

**History & Request**

The original request was approved by the Board of County Commissioners in June 2016 for an 56 lot single family residential subdivision. Unit 1 consisting of 36 lots was subdivided into parcels 176-22-410-001 through 176-22-410-016 and 176-22-811-001 through 176-22-811-020 via MFM-17-500036 which extended the application until March 29, 2023. Unit 2 consisting of 12 lots was subdivided into parcels 176-22-814-001 through 176-22-814-012. Unit 3 has the remaining 8 lots under parcels 176-22-801-024 and 176-22-801-030. With the recording of Unit 2, the expiration date for the tentative map was extended to March 29, 2025. This request is for an extension of time for the previously approved tentative map TM-0153-16 so that Unit 3 can be recorded.

### Site Plans

The approved plans depict a single-family residential development consisting of 56 lots with a total density of 1.6 dwelling units per acre on 35.0 acres. The single-family residential development is divided into 5 parts with Gary Avenue, Tenaya Way, Belcastro Street, and Montessouri Street partially bisecting the project.

The first part of the development is located north of Gary Avenue, between Tenaya Way and Belcastro Street, and consists of a total of 8 lots of which 4 lots front onto a private cul-de-sac with access from Gary Avenue, 2 lots and one flag lot take direct access from Gary Avenue, and 1 lot has direct access from Tenaya Way.

The second part of the development is located south of Gary Avenue, west of Tenaya Way, and north of Gomer Road and consists of a total of 16 lots. Eight lots have access from a 40 foot wide private cul-de-sac, 4 lots take direct access to Gary Avenue, and 4 lots take access from Gomer Road.

The third part of the development is located south of Gary Avenue, between Tenaya Way and Belcastro Street, and north of Gomer Road, and consists of a total of 16 lots. Eight lots have access from an internal 40 foot wide private street with access to Tenaya Way and Belcastro Street, 4 lots have direct access to Gomer Road, and 4 lots have direct access to Gary Avenue.

The fourth part of the development is located south of Gary Avenue, between Belcastro Street and Montessouri Street, and north of Gomer Road, and consists of a total of 12 lots with access to the lots as follows: 8 lots have access from an internal 40 foot wide private street with access to Belcastro Street and Montessouri Street; and 4 lots on a private cul-de-sac with access to Montessouri Street.

The fifth part of the development is located east of Montessouri Street and north of Gomer Road, will consist of a total of 4 lots with access to a 40 foot wide private cul-de-sac with access from Montessouri Street.

### Previous Conditions of Approval

Listed below are the approved conditions for TM-0153-16:

#### Current Planning

- Legalize map boundary prior to final map submittal;
- Expunge TM-0042-16;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that developer to install large equestrian signs along trail alignments/roads in this area, mark the trails and alert drivers to the presence of riders and horses; and 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 Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet to 60 feet for Tenaya Way, 30 feet to 60 feet for Gary Avenue, 30 feet for Gomer Road, cul-de-sac at the proposed west end of Gomer Road, 30 feet to 60 feet for Belcastro Street, 30 feet to 60 feet for Montessori Street, and associated spandrels.
- 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.

**Current Planning Division - Addressing**

- Apple Bluff shall have one suffix which cannot be court or street;
- Need approved street names list from Las Vegas Fire Services;
- Street name suffixes shall be spelled out.

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

- Applicant is advised that the CCWRD has verified sewer capacity for this project in a prior Point of Connection (POC) request; and that a portion of this project is required to connect to the CCWRD's lift station at the corner of Rainbow Boulevard and Mountains Edge Parkway, POC Tracking number #000209-2016.

**Applicant's Justification**

The applicant is requesting an extension of time for TM-0153-16. The original map consisted of three separate units, each having between 8 to 36 lots. Unit 1 includes 36 existing lots that have been built under parcels 176-22-410-001 through 176-22-410-016 and 176-22-811-001 through 176-22-811-020. Unit 2 includes 12 existing lots that have been recorded on a final map and have completed infrastructure (roadway and utilities). Unit 2 lots includes parcels 176-22-814-001 through 176-22-814-012. These lots have been finalized as vertical construction of the home sites requires the Blue Diamond Railroad Channel to be substantially complete. Unit 3 still needs the final map to be completed which includes parcels 176-22-801-024 and 176-22-801-030. Unit 3 lots also require Blue Diamond Railroad Channel, an offsite sanitary sewer, and storm drain outlet across undeveloped property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-21-0649	Waiver of development standards to increase residential driveway width and design review for single-family residence	Approved by PC	January 2022
VS-0824-16	Vacation of patent easements and rights-of-way (Tenaya Way and Gomer Road)	Approved by BCC	January 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0751-16	Vacation of patent easements and rights-of-way (Tenaya Way and Gomer Road)	Approved by BCC	January 2017
TM-0153-16	56 single family residential lots and common lots	Approved by BCC	January 2017
DR-0750-16	Proposed single-family residential development with increased finished grade and grading plan within Hillside Transition Area with a waiver of conditions for WS-0213-16 requiring right-of-way dedication to include 50 feet for Gomer Road and 40 to 80 feet for Tenaya Way	Approved by BCC	January 2017
WS-0213-16	Single-family residential subdivision with increased wall height, waived full off-site improvements and reduced street intersection	Approved by BCC	June 2016
TM-0042-16	56 single family residential lots - expunged	Approved by BCC	June 2016
ZC-1026-05	Reclassified properties from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Mixture of developed & undeveloped single-family residential

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

**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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made significant progress towards recording all units of the subdivision with only one unit left to record. For this reason, staff can support the request.

**Staff Recommendation**

Approval.

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**

- Until March 24, 2027 to record or the application will expire in accordance with 30.06.09A.2.iii.(b)(4).
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JEANETTE JEFFERY

**CONTACT:** AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106