

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-50025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:

HOLDOVER TENTATIVE MAP consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-016; 176-21-201-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8327 Serene Avenue
- Site Acreage: 2.05
- Project Type: Single-family residential development
- Number of Lots: 18
- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 3,325/4,758

Project Description

Access to the proposed single-family residential development is granted via a 38 foot wide, north/south private street (Townley Drive) that connects to Blue Diamond Road. A 38 foot wide east/west private street (Daleford Court) connects to Townley Drive. Daleford Court terminates as a hammerhead at the western boundary of the subdivision, adjacent to Lots 12 through 15. All of the proposed lots face internally toward the private streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Multi-family residential

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

Related Applications

Application Number	Request
PA-26-700007	A plan amendment from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0086	A zone change from H-2 zoning to RS3.3 zoning is a companion item on this agenda.
VS-26-0087	A vacation and abandonment for government patent easements is a companion item on this agenda.
WS-26-0088	Waivers of development standards and a design review for a single-family residential 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

Staff finds the proposed hammerhead cul-de-sac design does not offer any discernable benefit to the proposed single-family residential development and the applicant did not provide sufficient justification for not including a radius cul-de-sac. The subdivision can be redesigned utilizing a cul-de-sac bulb in lieu of the hammerhead design. Furthermore, since staff is not supporting the accompanying waivers of developments standards for reduced back of curb radius, and to allow modified driveway design standards, 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 **June 3, 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;
- Lot 18 to meet the minimum requirements for back of curb radius and distance from back of curb radius to residential driveway;
- Sidewalk to be constructed along Blue Diamond Road;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street suffixes shall be spelled out.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0302-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: April 7, 2026 – HELD – To 05/05/26 – per the applicant.

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135