

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500138-ALL INVESTMENTS, LLC:

HOLDOVER TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.99
- Project Type: Single-family residential subdivision
- Number of Lots: 25
- Density (du/ac): 8.36
- Minimum/Maximum Lot Size (square feet): 2,915/3,811

Project Description

The plans depict a proposed 25 lot single-family residential subdivision within a 2.99 acre site located at the northeast corner of Blue Diamond Road and Park Street. The proposed single-family residential subdivision includes 2 unnamed internal public streets and serves 20 lots. The east/west street serves as an entry street connecting to Park Street from the west and terminates as a stub street to the east. The north/south street terminates as a hammerhead on the north side and bisects the east/west street to the south. The internal streets depict a 5 foot wide sidewalk on both sides. The remaining 5 lots are located along the west side of the subdivision and will have direct access to and from Park Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400127-03 (ZC-22-0432)	First extension of time to commence a mini-warehouse facility	Approved by BCC	December 2024
ZC-22-0432	Reclassified the site from H-2 to C-2 zoning for a mini-warehouse facility	Approved by BCC	October 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700033	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0552	A zone change to reclassify the site from CG to RS2 is a companion item on this agenda
WS-25-0554	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0553	A vacation and abandonment of easements 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

In accordance with Section 30.04.09, a cul-de-sac is the preferred method of a turnaround in a residential subdivision. Staff finds that the design of the internal streets with a hammerhead as a turnaround is a self-imposed hardship. Therefore, staff cannot support this request.

Staff Recommendation

Denial. 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: September 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson, Stone

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 Park Street;
- 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

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combine Fire Communications Center.

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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0239-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 22, 2025 – HELD – To 11/19/25 – per the applicant.

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – No Date – per the applicant.

APPLICANT: LGI HOMES- NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118