

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-26-0221-A & A III, LLC:

PLANNED UNIT DEVELOPMENT for a 47 lot single-family detached residential development with modified standards on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-033 through 176-19-101-034

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.64
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 8.33
- Minimum/Maximum Lot Size (square feet): 2,762/10,804
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,081 to 2,422
- Open Space Required/Provided: 9,400/12,880

History, Site Plan, and Request

A plan amendment, zone change, vacation, tentative map, and design review for a 47 lot single-family residential subdivision was approved on the subject site in December 2025. The applicant has now submitted new plans for the site showing changes to the previously approved plans including reducing the front setbacks and driveway length. A Planned Unit Development (PUD) is proposed to allow the proposed development standards. The PUD plan provides the same number of lots and maintains the same layout as the original plan; however, the internal streets, which were previously public, are now private, reducing the minimum street width requirement, with the streets now proposed at 43 feet wide instead of the previously proposed 49 feet. The average lot size and the amount of open space have slightly increased as well.

The new plan indicates 47 single-family lots ranging from a minimum area of 2,762 square feet to a maximum of 10,804 square feet. Access is provided from Conquistador Street, a public Street C. Lots 46 and 47 have direct access to Conquistador Street. Internal access for the remainder of the subdivision is provided from Street A, a private street, that extends eastward from Conquistador Street. Street B is a private stub street less than 150 feet in length that provides access to 5 lots, and Street C is a private street that provides access to 8 lots with a hammerhead turn-around. Common Elements A and B serve as the required open space areas for the development.

The plans depict modifications from the standard Title 30 requirements to certain setbacks for RS2 zoning. The table below indicates the proposed PUD setbacks for all lots, except for Lots 46 and 47 which will have standard RS2 setbacks:

Proposed Setback	Lots 1-45
Front (Garage)	5
Front (1 st story living)	5
Front (2 nd story living)	4

Additionally, the driveways for Lots 1 through 45 are proposed to be reduced to 5 feet in length. Each unit is provided with a 2 car garage. Ten required guest parking spaces may be accommodated on portions of the streets.

Landscaping

The plans depict a 10 foot wide landscape strip with drought-tolerant large trees and shrubs adjacent to a meandering sidewalk proposed along Blue Diamond Road. Additional trees and landscaping are proposed within the required communal open space in Common Elements A and B. Common Element B includes a playground, shaded tot-lot, and tables with seating areas.

Elevations

The plans depict 2, two story models with 3 different architectural elevations up to 26 feet in height. The elevations on all 4 sides include stucco finished walls and concrete tile roofs with variable rooflines, window trims, covered entries, wall offsets, stone veneer on some elevations, and sectional garage doors.

Floor Plans

The plans depict 2, two story homes with 3 or 4 bedrooms, 2.5 to 4 bathrooms, and a 2 car garage. The submitted floor plans indicate the smaller model with 2,081 square feet and the larger model with 2,422 square feet.

Applicant's Justification

The planned unit development will not affect the surrounding properties. Development of this infill parcel is compatible and harmonious with adjacent uses within proximity of the site. The building heights and materials of the proposed buildings are compatible with the surrounding communities. Alternative front yard/driveway setbacks is the sole purpose of the PUD. Homesites are well above the minimum lot size for RS2 zoning. All setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding

communities. Parking is provided in the garage spaces with at least 10 on-street parking spaces for guests. Open space with amenities including a trail, seating area, dog station, and playground area including a shaded tot-lot is provided. The building elevations meet the required design standards including providing two listed design features on each elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700042	Redesignated the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN)	Approved by BCC	December 2025
ZC-25-0689	Reclassified the site from H-2 to RS2 for single-family development	Approved by BCC	December 2025
VS-25-0690	Vacation and abandonment of patent easements	Approved by BCC	December 2025
DR-25-0691	Design review for a single-family development	Approved by BCC	December 2025
TM-25-500169	Tentative map for a 47 lot single-family subdivision	Approved by BCC	December 2025

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-26-0222	A waiver of development standards for a 47 lot single-family detached residential development is a companion item on this agenda.
TM-26-500058	A tentative map for 47 single-family residential lots 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

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

In reviewing the specific modified development standards, the reduced front setbacks will decrease the private yard areas available for the residences. However, the amount of communal open space with multiple amenities is reasonably generous at 12,880 square feet where a minimum of 9,400 square feet is required. Pedestrian walkability appears to have been considered in the design. Internal sidewalks are provided on both sides of Conquistador Street on one side of the private streets, as well as within the open space areas. The proposed layout maintains compatible building scale and orientation with the adjacent RS3.3 neighborhood to the north and east. The proposed development supports Goal 1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. It also aligns with Policy 1.3.2, which encourages a mix of housing types and unit sizes within neighborhoods. Additionally, the proposed layout of the plan is very similar to the previously approved plan under DR-25-0691.

However, the primary concern is the driveways which will only be 5 feet in length. The 5-foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design. Street parking is also fairly limited as an alternative parking location for both residents and visitors due to the number of driveways and the relatively narrow street widths at 43 feet. These factors could affect internal circulation. Therefore, staff cannot support the request.

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge DR-25-0691;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits 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 within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; 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;
- 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.

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 #0381-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120