

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:

TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.0
- Project Type: Proposed single-family residential development
- Number of Lots: 115
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,400/8,643

Project Description

The plans show a proposed 115 lot single-family detached residential development. The overall site is 15 acres with a density of 7.6 dwelling units per acre. The lots range in size from 3,400 square feet up to 8,643 square feet. Subdivision access for 90 lots is from five, 38 foot wide private streets. Two streets, A Street and C Street, connect directly to Pebble Road to the north and Raven Avenue to the south. B, D, and E Streets provide internal access through the subdivision. Raven Avenue, a 48 foot wide public residential local street, provides direct access to 25 lots along the north side of this street. Detached sidewalks are provided along Pebble Road and Grand Canyon Drive. Raven Avenue is proposed to have a 5 foot wide attached sidewalk which is the subject of a waiver request. Lots 53 through 65 are located within the east portion of the development and front onto C Street, these lots are proposed to be larger than 7,500 square feet, while the other lots are between 3,400 and 4,350 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS10 (NPO-RNP) & RS20 (NPO-RNP)	Single-family residential development & undeveloped parcels (recently approved RS10 single-family residential development)

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

Related Applications

Application Number	Request
PA-25-700016	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0216	A single family detached residential development with waivers and a design review is a companion item on this agenda.
VS-25-0217	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

The proposed street network allows access to a local street and collector streets. There are no double frontage or through lots in the subdivision as common lots are used to separate the lots from secondary frontages. All lots will face towards and have access only to the internal streets or to a residential local street, Raven Avenue. The lot sizes and density are compliant with the underlying zoning and Master Plan land use category. However, since the staff is not supporting the companion design review, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: TOLL BROTHERS SOUTH, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3 SUITE 577, LAS VEGAS, NV 89134