

07/08/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500079-REISS RONALD TRS:

TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 11855 Ensworth Drive, 1325 Jonathan Drive, 1025 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Project Type: Single-family attached residential
- Number of Lots/Units: 216
- Density (du/ac): 14.35
- Minimum/Maximum Lot Size (square feet): 1,308/2,852

Project Description

The plans depict a single-family attached residential development with 216 lots located east of the I-15 freeway, on the north and south sides of Jonathan Drive. The development is divided into three areas: south of Jonathan Drive (alignment) and west of Parvin Street, north of Jonathan Drive and east of Parvin Street, and approximately 300 feet south of Jonathan Drive and east of Parvin Street. The density of the overall development is shown at 14.35 dwelling units per acre. The lots range in size from a minimum area of 1,308 square feet to a maximum of 2,852 square feet. Access to the development is via Jonathan Drive and Parvin Street. The development's internal access consists of 39 foot wide private streets that all end as stub streets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacation and abandonment easements	Approved by PC	November 1996

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Interstate 15 & shopping center

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

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.
PUD-26-0296	A planned unit development for a single-family attached residential development is a companion item on this agenda.
WS-26-0297	A waiver of development standards for a single-family attached residential development is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and 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 subdivision layout for 216 single-family attached residential lots and associated common elements reflects the modified development standards requested through the companion Planned Unit Development. Internal circulation is provided by private streets that terminate as stub streets, which usually does not create adverse impacts to internal circulation or emergency access. However, Public Works cannot support the design due to the requested deviations from street configuration of driveway geometrics standards. Staff is not supporting the companion zone change, waiver of development standards, and planned unit development applications, and does not support the proposed locations of the open space. Therefore, staff cannot support this tentative map.

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:

- 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 Parvin Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to pave Parvin Street from Jonathan Drive south to Bruner Avenue.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street names shall not include directional prefixes;
- All streets shall have approved street names and suffixes;
- Street suffixed shall be spelled out.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0425-2026 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 (LENNAR)

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119