

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500069-PARDEE HOMES NEVADA:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise.
JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-21-501-014

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.44
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 6
- Density (du/ac): 2.46
- Minimum/Maximum Lot Size (square feet): 13,338/14,666

Project Description

The map depicts a proposed 6 lot single-family subdivision consisting of all lots facing internally toward a north to south oriented private street. Access to the subdivision is via Agate Avenue. The private street includes roll curbs on both sides. The street terminates in a hammerhead turnaround at the north end of the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700015	Plan amendment from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban). Approved with a reduction to RL (Residential Low)	Approved by BCC	March 2019
DR-17-0825	Design review for a single-family residential development - expired	Approved by BCC	November 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-0511	Vacation and abandonment easements - expired	Approved by PC	September 2017
ZC-1026-05	Zone change the subject property from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20 (NPO-RNP)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3 (NPO-RNP)	Single-family residential
West	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
ZC-26-0267	A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda.
VS-26-0268	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0269	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**

The layout of the subdivision is orderly, with lots arranged on both sides of the internal streets. The lots take access only from external local public street, and no double-frontage lots are proposed, as common lots are used to separate the subdivision from the perimeter streets. The lot sizes meet the minimum requirements of the RS5.2 zoning district. However, staff finds that the applicant did not provide a compelling justification for terminating the internal street as a hammerhead rather than a cul-de-sac and therefore did not satisfy the requirements of Title 30. Staff finds that the hammerhead design represents a self-imposed hardship, therefore, staff cannot support this 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:

- 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 to the back of curb for Agate Avenue;
- 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 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 name and suffixes.

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 #0307-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: TRI POINTE HOMES NEVADA, INC.

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89120