

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 118 lot single-family residential lots and common lots on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

RELATED INFORMATION:

APN:

177-29-401-002; 177-29-401-004; 177-29-404-005; 177-29-404-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.35
- Project Type: Single-family attached residential
- Number of Lots: 118
- Density (du/ac): 14.13
- Minimum/Maximum Lot Size (square feet): 1,210/1,634

Project Description

The plan depicts a single-family residential attached development totaling 118 lots on 8.35 acres located on the east side of Valley View Boulevard. The density of the overall planned unit development is shown at 14.13 dwelling units per acre. The lots range in size from a minimum area of 1,210 square feet to a maximum of 1,634 square feet. Access to the development is from Valley View Boulevard to the west and Rush Avenue to the east. The development's internal access is comprised of a 39 foot wide private streets and a 30 foot wide stub streets. Street "E" is a stub street centrally located within the development. Ten units are accessed from the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400042 (DR-0173-17)	Extension of time for a tavern within an approved retail center - expired	Approved by BCC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400114 (WS-0130-16)	Extension of time for a comprehensive sign plan in conjunction with an approved retail center - expired	Approved by BCC	July 2018
DR-0173-17	For a tavern within an approved retail center	Approved by BCC	April 2017
NZC-0637-16	Reclassified a portion of this site from R-E and C-1 to C-2 zoning, design review for a proposed shopping center, veterinarian office, and a mini-warehouse facility - design review expired	Approved by BCC	December 2016
WS-0130-16	Allowed an animated sign (video unit), design review for a comprehensive sign plan in conjunction with an approved retail center	Approved by BCC	May 2016
DR-0787-15	Established a comprehensive lighting plan in conjunction with an approved retail center	Approved by BCC	January 2016
VS-0924-14	Vacated government patent easements on this site	Approved by PC	January 2015
ZC-0596-14	Reclassified a portion of the site to a C-1 zone for a retail center	Approved by BCC	August 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Commercial Neighborhood & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
South	Commercial Neighborhood	CG & RS20	Retail center & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Commercial Neighborhood	RS2 & CG	Partially developed single-family residential subdivision & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Corridor Mixed-Use	RS20 & RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-25-700006	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0086	A zone change to reclassify the site from CG and RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0087	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-25-0088	A planned unit development for a 118 lot single-family attached residential development with development standard modifications is a companion item on this agenda.
WS-25-0089	A waiver of development standards and design review for a 118 lot single-family attached townhouse project 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**

Staff finds that the subject site is abutting an NPO-RNP Overlay District, which requires 10,000 square foot residential lots along Valley View Boulevard to serve as a transition between the NPO-RNP and the proposed subdivision with RM18 zoning. However, the abutting NPO-RNP Overlay is undeveloped, APN 177-30-801-005, which has a planned land use of Low-Intensity Suburban Neighborhood. Staff finds that the provision of 10,000 square foot lots abutting the NPO-RNP Overlay is unnecessary since the parcel is undeveloped and is surrounded by existing residential neighborhoods that are also zoned RS3.3. This tentative map is accompanied with a companion items plan amendment (PA-25-700006), zone change (ZC-25-0086), vacation and abandonment (VS-25-0087), planned unit development (PUD-25-0088) and waiver of development standards (WS-25-0089). Staff deemed that the PA-25-700006 and ZC-25-0086 to be appropriate at this location. However, approval is contingent upon approval of the companion waiver and planned unit development for the entire project; which staff is not supporting; 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: March 18, 2025 – APPROVED – Vote: Unanimous
Absent: Frasier

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 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- 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.

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0202-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES

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