

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :

TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-801-012; 176-15-801-013; 176-15-801-023; 176-15-801-024; 176-15-801-034; 176-15-801-035

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.80
- Project Type: Single-family residential subdivision
- Number of Lots: 97
- Density (du/ac): 7.58
- Minimum/Maximum Lot Size (square feet): 3,323 / 5,045

Project Description

The tentative map depicts 97 single family residential lots on a total of 12.80 gross acres with a density of 7.58 dwelling units per acre. All 97 lots face internally towards private streets within the proposed subdivision and access to the subdivision is provided via 2 streets from Pebble Road. Rosanna Street currently runs north to south and bisects the subject parcels; however, there is a companion vacation and abandonment application to vacate this street in order for the project to be one cohesive subdivision. The applicant is also proposing detached sidewalks along the north, east, and south property lines with the required street landscaping.

Prior Land Use Requests for 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
WS-0764-15	Related to APN 176-15-801-023 only; reduced the front setback for an existing accessory structure (gazebo)	Approved by PC	January 2016

Prior Land Use Requests for 176-15-801-023, 176-15-801-024, 176-15-801-012, & 176-15-801-013

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Prior Land Use Requests for APN 176-15-801-034

Application Number	Request	Action	Date
VS-0714-09	Vacated patent easements - expired	Approved by PC	January 2010
ZC-0603-09	Reclassified 7.5 acres from R-E zoning to C-2 zoning, and a design review for a proposed shopping center - the design review expired	Approved by BCC	November 2009

Prior Land Use Requests for APN 176-15-801-035

Application Number	Request	Action	Date
ET-400299-05 (ZC-1600-00)	Second extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2006
ET-400301-03 (ZC-1600-00)	First extension of time to reclassify 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility - expired	Approved by BCC	January 2004
ZC-1600-00	Reclassified 2.2 acres from R-E zoning to C-2 zoning for a plant nursery and small equipment rental facility – expired. Site is hard zoned.	Approved by BCC	December 2000

*Additional land use applications have been previously approved on the above mentioned subject parcels but are not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG & CP	School, gas station with convenience store, & mini-warehouse facility
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20 (NPO-RNP)	Undeveloped & single-family residences

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

Related Applications

Application Number	Request
PA-24-700041	A plan amendment from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0741	A zone change from CG and RS20 to RS3.3 is a companion item on this agenda.
VS-24-0740	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
WS-24-0739	A waiver of development standards and 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**

Staff finds that the subdivision presents an orderly layout of lots and streets. Two access points are provided in compliance with Section 30.04.09. However, approval is contingent upon approval of the companion applications. Since staff is not supporting the waiver of development standards for alternative driveway geometrics and the design review, 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: February 4, 2025 – APPROVED – Vote: Unanimous 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 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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;
- The installation of detached sidewalks will require 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.

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 #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120