

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500127-DM PYLE 2 50, LLC:**

**TENTATIVE MAP** consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-29-301-003

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3203 Pyle Avenue
- Site Acreage: 2.50
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,369/4,606

Project Description

The plans depict a proposed single-family residential development consisting of 16 lots on 2.50 acres with a density of 6.4 dwelling units per acre. The minimum and maximum lot sizes are 3,369 square feet and 4,606 square feet, respectively. Access to the residential development is granted via a proposed 44 foot wide north/south private street that connects to Pyle Avenue. The private street terminates as a hammerhead at the southern portion of the development, adjacent to Lots 7 through 10. A 5 foot wide attached sidewalk is proposed on the east side of the private street, along Lots 9 through 16. Detached sidewalks are provided along Dean Martin Drive and Pyle Avenue.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

### Related Applications

Application Number	Request
PA-25-700030	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0513	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0515	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0514	A vacation and abandonment for government patent 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

Staff finds the proposed hammerhead cul-de-sac design does not offer any discernable benefit to the proposed single-family residential development and the applicant did not provide sufficient justification for not including a radius cul-de-sac. The subdivision can be redesigned utilizing a cul-de-sac bulb in lieu of the hammerhead design. Therefore, staff recommends denial of the tentative map.

#### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Lot 1 and Lot 16 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include a 40 foot property line radius on the northeast portion of the site, 35 feet to the back of curb for Pyle Avenue, 35 feet to the back of curb for Dean Martin Drive and associated spandrel;
- 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**

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

#### **Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0053-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118