

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0222-A & A III, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce back of curb radius in conjunction with a proposed single-family detached residential development on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-033 through 176-19-101-034

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the back of curb radius to 10 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.64
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 8.33
- Minimum/Maximum Lot Size (square feet): 2,762/10,804
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,081 to 2,422
- Open Space Required/Provided: 9,400/12,880

History, Site Plan & Request

A plan amendment, zone change, vacation, tentative map, and design review for a 47 lot single family residential subdivision was approved on the subject site in December 2025. The applicant has now submitted new plans for the site showing changes to the previously approved plans including reducing the front setbacks and driveway length. A Planned Unit Development (PUD) is proposed to allow the proposed development standards. The PUD plan provides the same

number of lots and maintains the same layout as the original plan; however, the internal streets, which were previously public, are now private, reducing the minimum street width requirement, with the streets now proposed at 43 feet wide instead of the previously proposed 49 feet. The average lot size and the amount of open space have slightly increased as well.

The new plan indicates 47 single-family lots ranging from a minimum area of 2,762 square feet to a maximum of 10,804 square feet. Access is provided from Conquistador Street, a public street. Lots 46 and 47 have direct access to Conquistador Street. Internal access for the remainder of the subdivision is provided from Street A, a private street, that extends eastward from Conquistador Street. Street B is a private stub street less than 150 feet in length that provides access to 5 lots, and Street C is a private street that provides access to 8 lots with a hammerhead turn-around. Common Elements A and B serve as the required open space areas for the development.

Applicant’s Justification

The developer is requesting a reduction in the internal street minimum back of curb radii in Uniform Standard Drawing 201 from 20 feet to 10 feet for Street B, a private stub street. This street is 43 feet in width and vehicles can still successfully navigate turning movements into this street with the reduced curb return.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700042	Redesignated the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN)	Approved by BCC	December 2025
ZC-25-0689	Reclassified the site from H-2 to RS2 for single-family development	Approved by BCC	December 2025
VS-25-0690	Vacation and abandonment of patent easements	Approved by BCC	December 2025
DR-25-0691	Design review for a single-family development	Approved by BCC	December 2025
TM-25-500169	Tentative map for a 47 lot single-family subdivision	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Undeveloped

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

Related Applications

Application Number	Request
PUD-26-0221	A planned unit development for a 47 lot single-family detached residential development is a companion item on this agenda.
TM-26-500058	A tentative map for 47 single-family residential lots 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

Public Works - Development Review

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff has no objection to the request to reduce the back of curb radius on the private streets. The reduction is only for lots internal to the development, which will see a lower volume of traffic, and will cause vehicles to slow down to negotiate a turn, helping to improve safety for the neighborhood. However, since Planning is recommending denial of the tentative map and the planned unit development, staff cannot support this waiver.

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 the application must commence or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0381-2026 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

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