

07/16/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500092-CUVA, JOHN A.:

TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.98
- Project Type: Single-family residential subdivision
- Number of Lots: 31
- Density (du/ac): 7.79
- Minimum/Maximum Lot Size (square feet): 3,672/6,653

Project Description

The plan depicts a proposed single-family residential subdivision with 2 internal private streets. Sonata Point Street is a short entry street connecting Grand Rue Avenue to Rainbow Boulevard. Five foot wide sidewalks are shown on each side of Sonata Point Street. Grand Rue Avenue is a north/south street that serves all the residences and terminates as a stub street on the south side and a hammerhead on the north side. Four foot wide sidewalks are shown on 1 side of the street. A 5 foot wide detached sidewalk is shown on Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated Frias Avenue on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified APN 176-27-801-017 to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Business Employment	RS20 & IL	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0384	A zone change from RS20 and CG to RS3.3 is a companion item on this agenda.
VS-25-0385	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
DR-25-0386	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

Staff finds that the applicant's justification for the street to terminate as a hammerhead instead of a cul-de-sac does not satisfy the factors enumerated in Section 30.04.09. Their justification states that the hammerhead will allow the builder to offer a larger home footprint to potential buyers, which is 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;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- 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;
- The street shown as Grand Rue Avenue shall have an approved suffix that is not Avenue or Court;
- The street shown as Sonata Pointe Street shall have an approved suffix that is not Street or Court.

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 #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119