

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500085-BOLOGNESE, JOSEPH & VIVI A:

TENTATIVE MAP consisting of 26 lots and common lots on 1.93 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Serene Avenue and east of Grand Canyon Drive within Enterprise.
JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

176-19-601-025

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Single-family attached residential
- Number of Lots: 26
- Density (du/ac): 13.47
- Minimum/Maximum Lot Size (square feet): 1,636/2,158

Project Description

The plan depicts a single-family attached residential subdivision consisting of 26 lots on approximately 1.93 acres located north of Serene Avenue and east of Grand Canyon Drive. The lots range in size from approximately 1,636 square feet to 2,158 square feet. The development is designed with private interior streets that are 38 feet wide, including a sidewalk on one side. Access to the subdivision is provided from Serene Avenue, with no additional access points proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0246	Minor training facility (community garden)	Withdrawn	May 2021

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-26-700026	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0318	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0319	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
WS-26-0321	A waivers of development standards for a single-family residential development is a companion item on this agenda.
PUD-26-0320	A planned unit development 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**

While the proposed subdivision has proper and functional access and the lots are laid out orderly on the site, staff is concerned that the proposed number of the lots is resulting in the reduction of lot size and setbacks requirements. Staff finds the required reductions are the result of a self-imposed hardship and the project could be developed to meet Code requirements. Additionally, staff is not supporting the accompanying plan amendment, zone change, waiver of development standards, and planned unit development requests. For these reasons, staff is unable to support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 19, 2026 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;
- Right-of-way dedication to include a 40-foot property line radius at the intersection of Grand Canyon Drive and Serene Avenue;
- 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 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 street shall have approved street names and suffixes;
- The street suffixes shall be spelt out.

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 #0561-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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