

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone.

Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-801-005; 177-30-801-031; 177-30-813-001 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.68 acre portion of a 20.83 acre site
- Project Type: Single-family residential development
- Number of Lots: 111
- Density (du/ac): 8.75
- Minimum/Maximum Lot Size (square feet): 3,010/4,656

Project Description

The project is located on the northern 2 parcels and the northern portion of the southern parcel. A parcel map (MSM-25-600014) is in process which will subdivide the southern parcel into 2 lots. Lot 1 of the subdivision is part of this request. The plans depict a proposed single-family residential development consisting of 111 lots on 12.68 acres with a density of 8.75 dwelling units per acre. The minimum and maximum lot sizes are 3,010 square feet and 4,656 square feet, respectively. Access to the residential development is granted via a proposed 43 foot wide east/west private street, Kurin Creek Avenue, that connects to Valley View Boulevard to the east. A secondary point of gated access, designated for emergency vehicles, is located at the northeast corner of the development, that connects to Valley View Boulevard via another proposed 43 foot wide east/west private street being Katy Cotton Avenue. Katy Cotton Avenue terminates as a cul-de-sac bulb at the northwest corner of the subdivision.

The remainder of the subdivision is serviced by a network of 43 foot wide private streets consisting Anistyn Aloe Avenue (east/west), Sedona Sky Street (north/south), and Irish Rose Street (north/south). Sedona Sky Street and Irish Rose Street terminate as stub streets at the southwest and southeast portions of the development, respectively. The east side of Sedona Sky

Street and the west side of Irish Rose Street feature 5 foot wide attached sidewalks. The south sides of Katy Cotton Avenue and Kurin Creek Avenue, and the north side of Anistyn Aloe Avenue will also include 5 foot wide attached sidewalks. A 5 foot wide detached sidewalk is provided along Valley View Boulevard. All residential lots face towards the interior of the subdivision with no lots fronting on Valley View Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0477	Eliminate the drainage study and waive full off-site improvements in conjunction with a parcel map for APN 177-30-801-031	Approved by BCC	August 2025
NZC-20-0555	Reclassified APN 177-30-813-001 and properties to the north from R-E (RNP-I) to R-2 zoning	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS20	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped (approved for a single-family residential townhouse development)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700031	A plan amendment for a portion of the site from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0517	A zone change for a portion of the site from RS3.3, RS20, and RS20 (NPO-RNP) to RS2 is a companion item on this agenda.
VS-25-0518	A vacation and abandonment for a portion of right-of-way and easements is a companion item on this agenda.
WS-25-0519	A waivers of development standards and design review for a single-family residential development for a portion of the site 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval. 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: September 2, 2025 – APPROVED – Vote: Unanimous Absent: Kirk

CONDITIONS OF APPROVAL –

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 the back of curb for Valley View Boulevard;
- 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, the vacation of excess right-of-way 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;
- Irish Rose Street is a sound alike street name.

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 and reference POC Tracking #0067-2025 to obtain your POC exhibit. Flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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