

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500040-NALA PROPERTIES, LLC:**

**TENTATIVE MAP** consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 23.10
- Project Type: Single-family residential development
- Number of Lots: 122
- Density (du/ac): 5.28
- Minimum/Maximum Lot Size (square feet): 3,301/15,439

**Project Description**

The proposed development is located north of Pebble Road and on the east and west sides of the Grand Canyon Drive alignment. Access to the site is provided by 3 proposed points of ingress/egress which lead to internal private streets. The plan shows that Lots 35 through 46 and Lots 145 through 156 face south toward Pebble Road. The remaining lots face internal toward private streets.

The plans show that there are 3 north to south streets, and they are the following: Street C is 43 feet wide, Street A is 44 feet wide, and Beal Cove Street is also 44 feet wide. The remaining internal streets are 43 feet wide with a sidewalk on 1 side of the street. Street B terminates in a cul-de-sac on the west end of the subdivision. Street C is a centrally located north to south street which starts from Pebble Road and terminates as a stub street to the north. The plan also shows that Street D terminates in a hammerhead on the east end of the development. Lastly, the northernmost portion of the development is Common Lot A, and the applicant is proposing walking paths throughout this area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-23-700034	Redesignated the site from RN, OL, and LN to MN	Approved by BCC	December 2023
ZC-23-0678	Reclassified the site from R-E, R-E (RNP-I), and R-2 to an R-2 for a single-family residential development	Approved by BCC	December 2023
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 for a single-family residential development - expunged	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18-801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Flood channel, undeveloped, & single-family residential
South	Open Lands; Ranch Estate Neighborhood (up to 2 du/ac); & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
East	Open Lands	RS20	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0175	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0176	A vacation and abandonment of patent easements and a portion of right-of-way being Pebble Road 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**

The proposed plans show lots adjacent to NPO-RNP property to the west (APN 176-18-401-010) provides adequate transition to the proposed development by having lot sizes that are at least 10,000 square feet and having multiple points of ingress/egress to Pebble Road. However, the applicant has not provided compelling justification for the proposed hammerhead turnarounds, where Title 30 stipulates that a cul-de-sac is a preferred turnaround. Furthermore, since staff does not support the waivers of development standards and design review request for hillside development and the proposed single-family residential homes. 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:

- Expunge TM-22-500076.
- 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 25 feet to the back of curb for Pebble Road;

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Applicant to install "No Parking" signs in the development where waivers are being requested;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- 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**

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

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0241-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** D.R. HORTON

**CONTACT:** DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014