

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04
- Project Type: Single-family residential development
- Number of Lots/Units: 54
- Density (du/ac): 7.67
- Minimum/Maximum Lot Size (square feet): 3,324/5,134

Project Description

The plans depict a proposed single-family residential subdivision at the southwest corner of Agate Avenue and Pioneer Way. The subdivision will have only 1 access point to the site, which is located on Pioneer Way to the east. The internal street layout is comprised of private streets which ends in stub streets. Street A, an east/west street, serves as the entry point to the subdivision from Pioneer Way, which varies in width from 38 feet to 42 feet. Street B, a north/south street, varies in width from 38 feet to 42 feet. Streets C, D, and E are all north/south streets and are 30 feet wide. A 4 foot wide sidewalk is provided on one side of Streets A and B.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
PA-25-700027	A plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0427	A zone from RS20 to RS3.3 and to remove the NPO-RNP is a companion item on this agenda.
VS-25-0428	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0429	Waivers of development standards and 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 design of the subdivision lacks connectivity to a secondary street, with only a single point of entry and exit to the development via Pioneer Way. In accordance with Title 30.04.09C, single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives. Also, staff is not supporting the companion waivers of development standards and design review requests; therefore, staff recommends denial of the tentative map.

Staff Recommendation

Denial. 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: July 15, 2025 – APPROVED – Vote: Unanimous
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 **25** feet to the back of curb for Agate Avenue, **25** feet to the back of curb for Pioneer Way and associated spandrel;
- Lot 54 to be allotted only a one (1) car garage.

Building Department - Addressing

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

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 #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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