

06/03/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500058-A & A III, LLC:

TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 5.64 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-101-014; 176-19-101-033 through 176-19-101-034

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.64
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 8.33
- Minimum/Maximum Lot Size (square feet): 2,762/10,804

Project Description & History

A plan amendment, zone change, vacation, tentative map, and design review for a 47 lot single-family residential subdivision was approved on the subject site in December 2025. The applicant has now submitted new plans for the site showing changes to the previously approved plans including reducing the front setbacks and driveway length. A Planned Unit Development (PUD) is proposed to allow the proposed development standards. The PUD plan provides the same number of lots and maintains the same layout as the original plan; however, the internal streets, which were previously public, are now private, reducing the minimum street width requirement, with the streets now proposed at 43 feet wide instead of the previously proposed 49 feet. The average lot size and the amount of open space have slightly increased as well.

The new plan indicates 47 single-family lots ranging from a minimum area of 2,762 square feet to a maximum of 10,804 square feet. Access is provided from Conquistador Street, a public street. Lots 46 and 47 have direct access to Conquistador Street. Internal access for the remainder of the subdivision is provided from Street A, a private street, that extends eastward from Conquistador Street. Street B is a private stub street less than 150 feet in length that provides access to 5 lots, and Street C is a private street that provides access to 8 lots with a

hammerhead turn-around. Common Elements A and B serve as the required open space areas for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700042	Plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood to Compact Neighborhood	Approved by BCC	December 2025
ZC-25-0689	Zone change to reclassify the site from H-2 to RS2 for single-family development	Approved by BCC	December 2025
VS-25-0690	Vacation and abandonment of patent easements	Approved by BCC	December 2025
DR-25-0691	Design review for a single-family development	Approved by BCC	December 2025
TM-25-500169	Tentative map for a 47 lot single-family subdivision	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Undeveloped

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

Related Applications

Application Number	Request
PUD-26-0221	A planned unit development for a 47 lot single-family detached residential development is a companion item on this agenda.
WS-26-0222	A waiver of development standards for a 47 lot single-family detached 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

All but 2 lots are accessible from three private internal streets with rows of lots on each side of the streets. Two lots front on a public street, Conquistador Street, which provides access to the subdivision from the north. The proposed lots sizes are compliant with the underlying zoning. The number of proposed units is also less than the maximum density of the Master Plan. The

property size is slightly over 5 acres which requires a second point of access that is not provided. However, the site is constrained by the existing development to the north and east and a state highway, Blue Diamond Road, to the south and west. That being said, staff finds that the use of a hammerhead for Street C is not the preferred design. As a result, staff is unable to support this tentative map 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-25-500169.
- 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;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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;
- 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 #0381-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV
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