08/05/26 BCC AGENDA SHEET **UPDATE**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

AMENDED TENTATIVE MAP consisting of 18 (previously 20) single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-801-019; 176-16-801-031

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.10
- Project Type: Single-family residential subdivision
- Number of Lots: 18
- Density (du/ac): 3.53
- Minimum/Maximum Lot Size (square feet): 5,766/10,524

Project Description
The plan depicts a proposed subdivision consisting of 18 single-family residential lots. All internal lots are accessed from Torino Avenue to the south via a 38 foot wide north-south private street which terminates at a bisecting east/west private street on the north side of the subdivision. The east–west private street terminates in stubs at both its eastern and western ends. Private streets feature roll curbs on both sides and have no sidewalks. An easement measuring 24 feet in width, dedicated for emergency and utility access purposes, is located between the east-west private street and Buffalo Drive. A bus turnout is also located in this area.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0056	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-26-0057	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0058	A waiver 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
This request meets the tentative map requirements and standards for approval as outlined in Title 30.

The layout of the subdivision is orderly, with lots on both sides of the internal streets. The lots are accessible only from internal and external local public streets, and there are no double-frontage lots, as common lots are used to separate lots from the perimeter streets. The lot sizes of the subdivision meet the requirements of the RS5.2 zoning district. However, the site is also surrounded by a Neighborhood Protection Overlay and is therefore subject to the residential adjacency standards in Title 30, which require minimum lot sizes of 10,000 square feet or more for lots adjacent or abutting properties within the RNP boundaries. Because the smallest lot in the subdivision is 5,766 square feet, the proposed lot sizes do not meet the residential adjacency requirements. Also, staff finds that the design of the subdivision lacks the required connectivity as single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives per Code. In addition, staff does not support the associated plan amendment, zone change, waivers of development standards, and design review requests; therefore, staff does not support 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.

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 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out;
- 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

- 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 #0092-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTESTS:

PLANNING COMMISSION ACTION: March 17, 2026 – HELD – To 04/21/26 – per the applicant.

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/19/26 – per the applicant.

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 07/07/26 – per the applicant to rewrite.

PLANNING COMMISSION ACTION: July 7, 2026 – FORWARDED – NO RECOMMENDATION.

APPLICANT: BEAZER HOMES HOLDINGS, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120