08/05/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500053-HORIZON WEST HOMES, LLC:

TENTATIVE MAP consisting of 14 single-family residential lots and common lots on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
176-19-201-015

PROPOSED LAND USE PLAN:
ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.44
- Project Type: Single-family attached residential development (duplexes)
- Number of Lots/Units: 14
- Density (du/ac): 9.72
- Minimum/Maximum Lot Size (square feet): 1,847/2,537

Project Description
The proposed attached single-family residential development will consist of 14 lots with a density of 9.72 dwelling units per acre. The lots will range in size from 1,847 square feet up to 2,537 square feet. There will be 4 lots along the east of the site and 3 lots along the west. Access is provided via a central, 36 foot wide private street that will run down the center of the site. This private street will grant access to Serene Avenue in the central portion of the southern boundary of the site and will terminate in a 24 foot wide emergency access gate in the northwest corner of the site. The private street's intersection with Serene Avenue will be off-set 71 feet from the intersection of Hualapai Way and Serene Avenue. The site is proposing to provide 1,687 square feet of common open space located within a common lot north of Lot 1.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0385	A non-conforming zone change from R-E to C-1 for a convenience store and gas station	Withdrawn	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700017	A plan amendment from Mid-Intensity Suburban Neighborhood to Compact Neighborhood is a companion item on this agenda.
ZC-26-0208	A zone change from RS20 to RM18 is a companion item on this agenda.
WS-26-0209	A single-family attached residential development is a companion item on this agenda.
VS-26-0207	A vacation and abandonment of patent easements 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
While the proposed subdivision has proper and functional access and the lots are laid out orderly on the site, staff is concerned the size and placement of the lots is resulting in the reduction of setbacks and other Title 30 requirements. Staff finds the required reductions are the result of a self-imposed hardship and the project could be developed to meet Code requirements. Additionally, staff is not supporting the accompanying waivers of developments standards and design review requests. For these reasons, staff is unable to support this request.

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 7, 2026 – 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Hualapai Way, 35 feet to the back of curb for Serene Avenue and associated spandrel;
- 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 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;
- Street suffixes shall be spelled out.

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 #0565-2026 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: June 16, 2026 – HELD – To 07/07/26 – per the Planning Commission.

APPLICANT: HORIZON WEST HOMES, LLC
CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89145