10/07/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:

HOLDOVER TENTATIVE MAP consisting of 11 single-family residential lots and common lots on 2.5 acres an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:
176-35-501-031

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 11
- Density (du/ac): 4.4
- Minimum/Maximum Lot Size (square feet): 3,360/15,113

Project Description
Access to the proposed single-family residential development is granted via a 39 foot wide, northeast/southwest private street that connects to Bronco Street. A 30 foot wide northwest/southeast private street connects to the 39 foot wide private street. All of the lots within the subdivision face internally toward the private streets, except for lot 10 which takes access from Levi Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500188-04	Tentative Map application for 102 single family PUD - expired	Approved by PC	June 2004
VS-0557-04	Vacation and abandonments for easements - recorded	Approved by PC	June 2004

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0556-04	Waiver of development standards to reduce street intersection in an R-2 zone - expired	Approved by PC	June 2004
NZC-1865-03	Zone change from R-E to R-2 - expired	Approved by BCC	April 2004
UC-0497-01	Use permit for power transmission line corridor	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-26-0433	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-26-0434	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-26-0435	A vacation and abandonment of 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
This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation
Approval.

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

- 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 25 feet to the back of curb for Levi Avenue, 25 feet to the back of curb for Bronco Street, and associated spandrel;
- 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;
- The street suffixes shall be spelt out;
- The street shown as Industrial on the vicinity map shall be Dean Martin Drive.

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 to show fire hydrant locations on-site and within 750 feet.

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 #0488-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

COUNTY COMMISSION ACTION: September 2, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA, LLC
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118