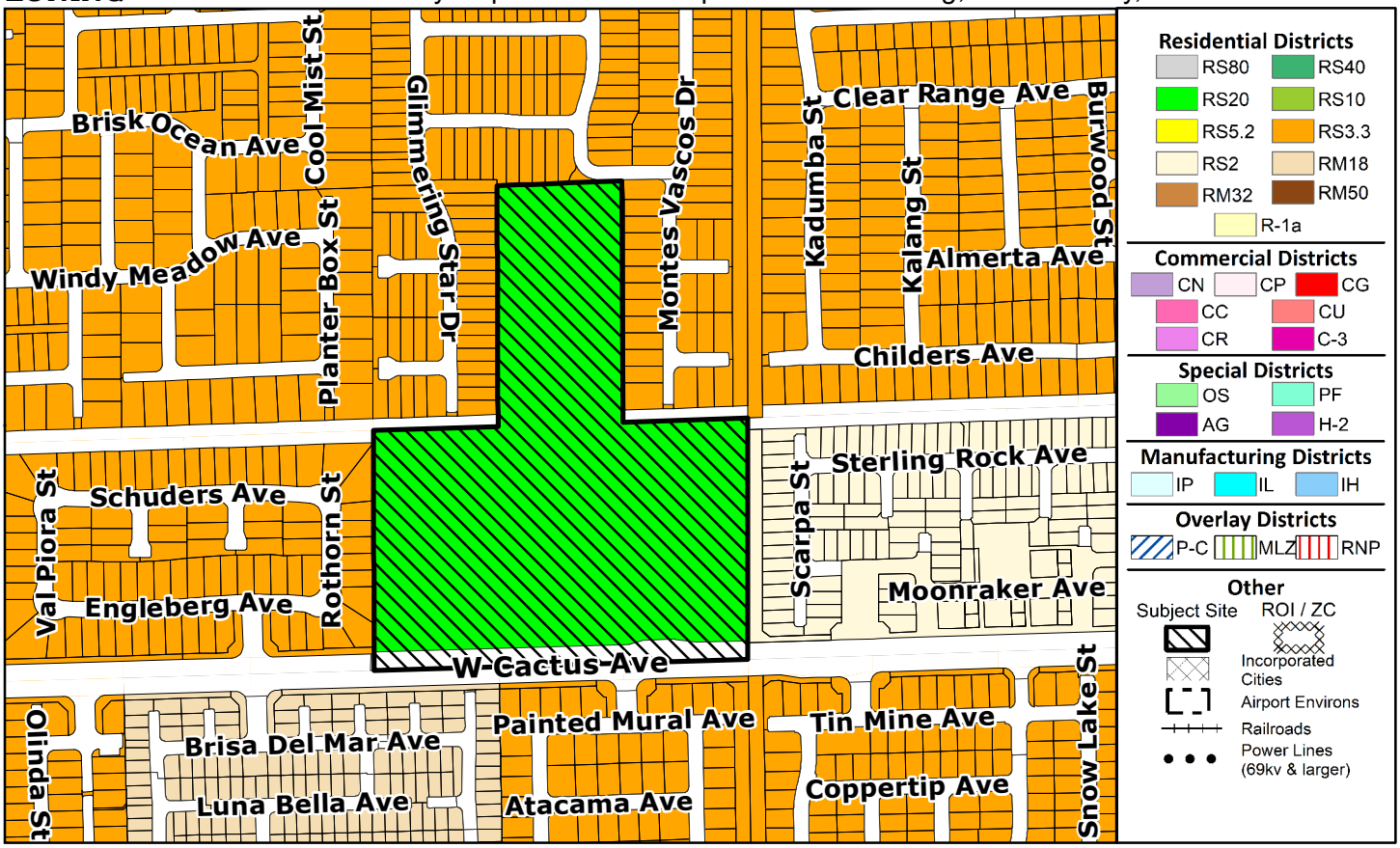
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Commission Agenda Map

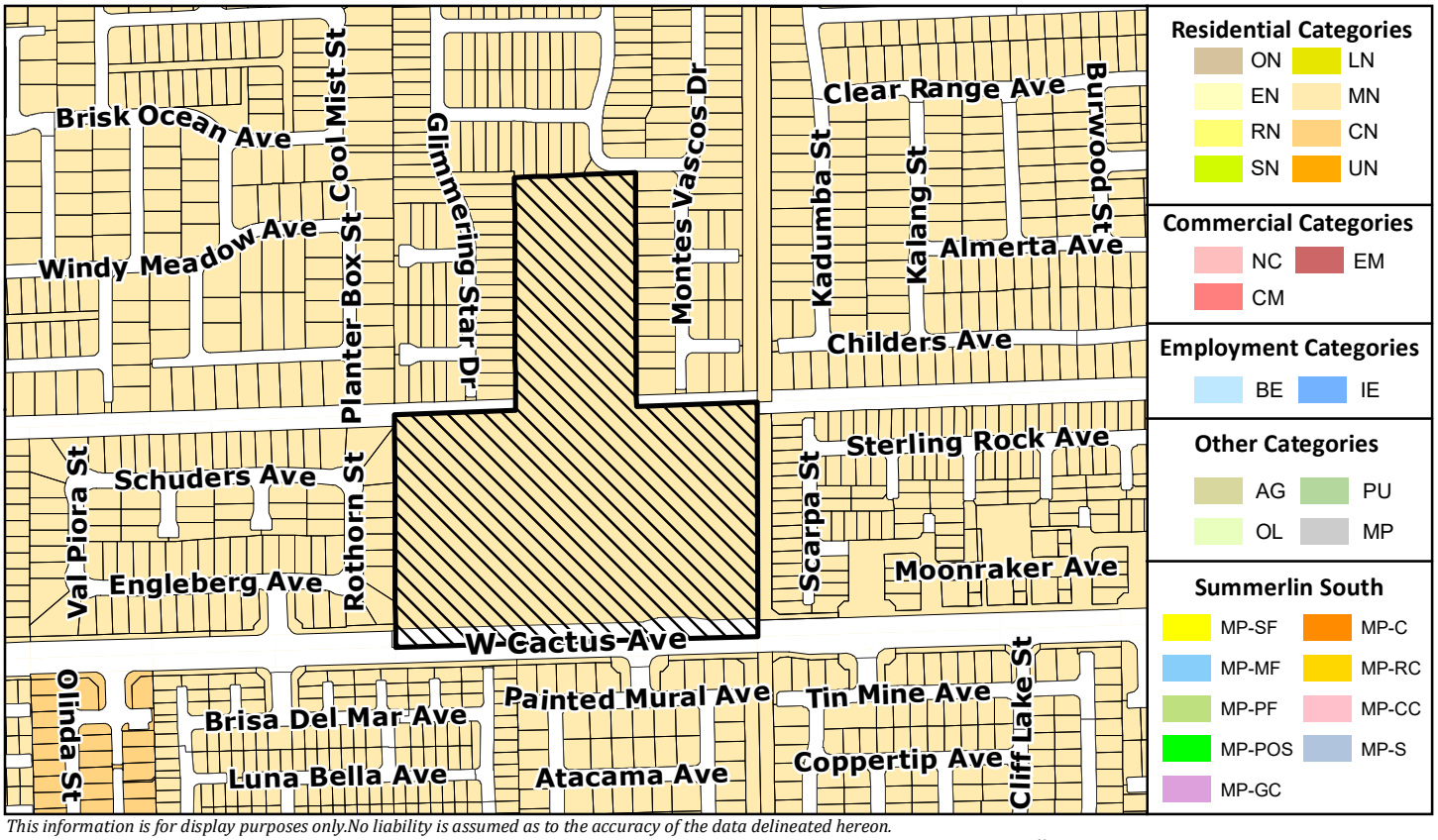
TM-25-500142

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
17627401013

N W E S

0 125 250 500 Feet

Map Created on 9/22/2025

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500142-USA:

TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

RELATED INFORMATION:

APN:
176-27-401-013

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 20.1
- Project Type: Single-family residential subdivision
- Number of Lots: 210
- Density (du/ac): 10.45
- Lot Size (square feet): 1,050 (minimum/maximum)

Project Description
The proposed single-family residential development is located on a 20.1 acre site. The site is an inverted "T" shaped parcel that is centrally bisected with an existing drainage channel that runs west to east.

The submitted plan shows that this proposed subdivision will be developed in 3 phases.
- Phase 1 - The east half of the southern portion of the site.
- Phase 2 – the west half of the southern portion of the stie.
- Phase 3 – The northern portion the parcel located north of the existing drainage channel.

Access to the development is provided via 2 proposed private streets from Cactus Avenue to the south. The first street is centrally located along the south property line, and the second street is located on the southeast corner of the site.

All of the proposed lots are accessed via a network of internal private streets, with some of the private streets featuring a 4 foot wide sidewalk. The configuration of the 146 lots on the southern portion of the site includes rectangular shaped residential blocks arranged in a columnar

formation that are perpendicular to Cactus Avenue. A private street that traverses a flood control channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation. The southern portion of the site also includes amenity areas encompassed within the common elements of the map, located north of the central (main) driveway. There is also an existing meandering walking path along the east property line which will remain. Each home faces out toward a private street, and the rear yard faces inward toward a 40 foot wide landscaped pedestrian path. In addition, each proposed lot will include an easement in the rear yard for a patio area. A private street that traverses a flood control channel serves the 64 lots on the northern portions of the site. Similar to the southern portion of the development, the northern portion of the site includes rectangular shaped residential blocks also arranged in a columnar formation. The design of the rear yards also face internally toward a landscaped pedestrian path. Lastly, the existing attached sidewalk along Cactus Avenue will be demolished, and the applicant will install detached sidewalks with street landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Modified development standards for Mountains Edge regarding alternative standards and design guidelines for setbacks, separation, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
DA-1319-02	Mountains Edge Master Development Agreement	Approved by BCC	December 2002
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1 zoning, R-2/RUD/R-3/C-P/C-2/P-F zoning for a mixed use development with a request for a P-C (Planned Community) Overlay District for the Mountains Edge Major Project	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential & multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700036	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-25-0571	A zone change to reclassify the site from RS20 to RS2 is a companion item on this agenda.
WS-25-0573	A waiver of development standards for a single-family residential development is a companion item on this agenda.
PUD-25-0572	A tentative map for a 210 lot single-family residential subdivision 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. 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.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- The installation of detached sidewalks will require dedication to back of curb, **together with a subdivision map** granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

PLANNING COMMISSION ACTION: October 7, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Stone Nay: Kilarski, Kirk Absent: Roitman
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 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- 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

- All streets shall have approved names & suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- The lot between lots 30 and 32 shall have a lot number;
- The street shown as Nopal Street shall have an approved suffix;
- The street shown as Desert Barrel Avenue is a duplicate street name;
- The street shown as Winkler Cactus Street is an extension of Rose Cactus Street and shall assume the same name;
- The street shown as Totem Cactus cannot be used multiple times when it is not within the same alignment;
- The street shown as Barbora Street is a sound alike street name.

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 is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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 #0513- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTESTS: 6 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: KAVISON HOMES, LLC
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119