

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500038-DBAC, LLC:

TENTATIVE MAP consisting of 16 single-family residential lots and common lots on 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-06-612-003; 177-06-612-004; 177-06-613-001 through 177-06-613-0011; 177-06-614-001 through 177-06-614-007

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.69
- Project Type: Single-family residential subdivision
- Number of Lots: 16
- Density (du/ac): 1.84
- Minimum/Maximum Lot Size (square feet): 20,213/33,856 (gross)/18,002/31,558 (net)

Project Description:

In March 2018, the Board of County Commissioners approved a TM-18-500020 for a single-family residential development consisting of 23 lots on approximately 12.4 acres. In April 2021, the Planning Commission approved WS-21-0074 for Lot 23, allowing a reduction in the minimum net lot area to 15,493 square feet. The subdivision has been recorded and single-family residences have been built on Lots 19 through 22.

The current request is to modify the previously subdivided lots, resulting in a reduction of 1 lot, among other changes. A cul-de-sac is proposed on Milos Road between Lots 3 and 19, which will create a stand-alone 8 lot development with access from Maule Avenue only and no connectivity to the lots to the North. Previously, a north/south through street provided access between all 23 lots. Access to the northern 13 lots will be from the private east/west Andros Road that will intersect with Hinson Street, where the prior subdivision showed no connection to Hinson Street. Six of the lots will be served by a north/south cul-de-sac from Andros Road and the remaining 7 lots will be served by a north/south street that terminates in a Fire Department

approved turnaround. No landscaping is proposed along Hinson Street, which is the subject of the companion waiver application.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0074	Waiver of development standards to reduce lot size	Approved by PC	April 2021
WS-18-0108	Waivers of development standards for a single-family residential development	Approved by BCC	March 2018
VS-18-0094	Vacation and abandonment for easements and portions of right-of-way	Approved by BCC	March 2018
TM-18-500020	Tentative map for 23 lot single-family residential subdivision	Approved by BCC	March 2018
WS-0662-13	Waivers of development standards for a proposed single-family residential development	Withdrawn	February 2014
VS-0661-13	Vacation and abandonment of easements	Withdrawn	February 2014
TM-0179-13	Tentative map for 23 lot single-family residential subdivision	Withdrawn	February 2014
VS-0397-13	Vacation and abandonment of easements	Withdrawn	September 2013
WS-0396-13	Waivers of development standards for a single-family residential development	Withdrawn	September 2013
TM-0100-13	Tentative map for 23 lot single-family residential subdivision	Withdrawn	September 2013
WS-0541-12	Waivers of development standards for a single-family residential development	Withdrawn	October 2012
TM-0082-12	Tentative map for 23 lot single-family residential subdivision	Withdrawn	October 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & IL (AE-60)	I-215 & industrial developments
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & AE-60	Single-family residential & undeveloped
West	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & (AE-60)	Undeveloped & LVVWD facility

Related Applications

Application Number	Request
WS-26-0148	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

The layout of the subdivision does not comply with the requirement in Section 30.04.09 for 2 through-access drives, which could be accomplished by providing a connection between Andros Road and Milos Road. While staff understands that the existing subdivision only had one access point, on Maule Avenue, for the 23 lots, it was approved in 2018 when code standards were different. Since the applicant is requesting to change the design, the application of the current code is necessary to remove any impediments to safe movement of pedestrians and vehicles. Staff finds that there is no reasonable justification for not providing the required access points. Therefore, staff cannot support this application.

Department of Aviation

The property lies within the AE 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

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:

- 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

- Comply with drainage study PW25-17936;
- Traffic study and compliance.

Building Department - Addressing

- The street shown as Milos Road shall have the suffix of Court;
- The street suffixes shall be spelt out.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the CCWRD's website.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: DBAC, LLC

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