

02/03/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500218-KAVISON HOMES, LLC:**

**TENTATIVE MAP** consisting of 22 multi-family dwelling units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Pecos Road and south of Oquendo Road (alignment) within Paradise. JG/jam/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-31-201-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5918 S. Pecos Road
- Site Acreage: 1.26
- Project Type: Multi-family (condominium) development
- Number of Lots/Units: 22
- Density (du/ac): 17.5

**Project Description**

The plans depict a 22 unit multi-family (condominium) residential development featuring 3, 3-story buildings on 1.26 acres with a density of 17.5 units per acre. Access to the development is granted along the west property line from Pecos Road. The residential buildings are located on the north, south, and east sides of the property, with each unit featuring an open space area in the rear yard. Internal circulation within the project consists of 24 foot to 31 foot wide drive aisles. Parking will consist of garage and surface parking spaces for both residents and visitors. An amenity area is located in the southeastern portion of the site. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas and open space walking path around the perimeter of the development.

**Prior Land Use Requests**

| Application Number           | Request  | Action         | Date      |
|------------------------------|--|----------------|-----------|
| AV-25-900296                 | Revised plans for NZC-22-0005                                      | Approved by ZA | June 2025 |
| ADET-25-900291 (NZC-22-0005) | First extension of time for a multi-family residential development | Approved by ZA | June 2025 |

### Prior Land Use Requests

| Application Number | Request                              | Action          | Date       |
|--------------------|--------------------------------------|-----------------|------------|
| NZC-22-0005        | Multi-family residential development | Approved by BCC | April 2022 |

### Surrounding Land Use

|              | Planned Land Use Category             | Zoning District (Overlay) | Existing Land Use                                     |
|--------------|---------------------------------------|---------------------------|---|
| North        | Neighborhood Commercial               | CP & RS20                 | Office building & single-family residential           |
| South & East | Compact Neighborhood (up to 18 du/ac) | RM18                      | Multi-family residential development & senior housing |
| West         | Compact Neighborhood (up to 18 du/ac) | RM18                      | Undeveloped   |

### 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.

#### Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

#### 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 NZC-22-0005 will expire on April 16, 2026 unless extended with approval of an extension of time; 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**

- No comment.

#### **Building Department - Addressing**

- The unit numbering shall be finalized during the review of the final map.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; 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.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0482-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THOMASON CONSULTING ENGINEERS

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119