

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500103-GILESPIE ERIE, LLC:

HOLDOVER TENTATIVE MAP consisting of 50 single-family residential lots on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Erie Avenue and the east side of GilesPie Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-701-001; 177-33-701-002; 177-33-701-004; 177-33-701-006 through 177-33-701-008; 177-33-801-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 26.90
- Project Type: Single-family detached residential
- Number of Lots: 50
- Density (du/ac): 1.86
- Minimum/Maximum Lot Size (square feet): 13,189 net/26,002 net/20,003 gross/27,835 gross

The applicant is proposing a 50 lot single-family detached residential subdivision on 26.9 acres located at the southeast corner of GilesPie Street and Erie Avenue, both are collector streets. The density is 1.86 gross dwelling units per acre. A private street accesses Erie Avenue approximately 600 feet east of GilesPie Street. Two private streets access GilesPie Street, the first is approximately 400 feet north of Chartan Avenue (hammerhead) and the second is another east/west street approximately 450 feet south of Erie Avenue. La Cienega Street provides access to 8 lots and terminates as a cul-de-sac on the east central portion of the property. Chartan Avenue divides the subdivision on the south side and provides public street access to 9 lots. Internal private streets will be 39 feet wide. Chartan Avenue and La Cienega Street are local public streets.

The minimum gross lot area is 20,003 square feet, with a maximum gross lot size of 27,835 square feet, and an average lot area of 20,802 square feet. The minimum net lot size is 13,189 square feet and the maximum net lot size is 20,003 square feet. Seven lots are located adjacent to collector streets and are less than the minimum 16,200 square foot net allowed area. Twelve

lots are less than the 18,000 square foot net area allowed for internal subdivision lots. No common lots are proposed and the street landscaping will be adjacent to proposed detached sidewalks along public streets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0305-16	Establish a private school and waiver for increased building height, alternative landscaping, and off-site improvements (curb, gutter, sidewalks, street lights, and partial paving) for APN 177-33-701-001 and a portion of 177-33-701-004 - expired	Held at BCC	June 2016
UC-0159-09	Establish a place of worship, waiver for full off-sites, allow access to a local street, design review for the overall design for APN 177-33-704-002 (portion) - withdrawn without prejudice	Withdrawn by applicant	July 2015
ZC-1026-05	Reclassified 3,800 parceling from R-E zoning to R-E RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Vacant
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0493	Waivers of development standards and design review for a 50 lot single-family residential subdivision is a companion item on this agenda.
VS-24-0492	A vacation and abandonment for patent easements and rights-of-way 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 proposed subdivision includes 19 of 50 lots that do not meet the minimum net lot sizes. Staff does not support the design with lots less than the minimum required net lot area. Therefore, staff cannot support the tentative map.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back-of-curb for Erie Avenue, 35 feet to the back-of-curb for Gilespie Street, between 25 feet and 50 feet to the back-of-curb for Chartan Avenue, 25 feet to the back-of-curb and cul-de-sac for La Cienega Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to the 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.

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 is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

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.

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 #0128-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:**

PLANNING COMMISSION ACTION: November 5, 2024 – HELD – To 11/19/24 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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