

02/07/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500176-A & A III, LLC ET. AL.:**

**TENTATIVE MAP** consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-604-023; 177-30-604-024; 177-30-604-028

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 6.3
- Project Type: Single family residential development
- Number of Lots: 31
- Density (du/ac): 5.0
- Minimum/Maximum Lot Size (square feet): 5,301/6,901 (gross & net)

The plans depict a single family residential development consisting of 31 lots on 6.3 acres with a density of 5.0 dwelling units per gross acre. The minimum and maximum lot sizes are 5,301 square feet and 6,901 square feet, respectively. The sole means of access to the site is granted via a 43 foot wide north/south private street, Street A, that connects to an east/west public street being Pyle Avenue. Street A connects to an internal east/west private, Avenue A, terminating in cul-de-sac bulbs at the east (Lots 6 and 7) and west (Lots 22 and 23) portions of the subdivision. A 5 foot wide detached sidewalk is located along Pyle Avenue, while a 4 foot wide attached sidewalk is located on the east side of Street A, to the west of Lot 1. A 4 foot wide attached sidewalk is also provided on the south side of Avenue A.

**Landscaping**

The plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 15 feet in width along Pyle Avenue. Landscape areas measuring 5 feet and 8 feet in width are located on the west and east sides of Street A, respectively. The street landscape area consists of trees, shrubs, and groundcover. Common Element Lot C, measuring 2,481 square feet and consisting of shrubs and groundcover, is located at the southeast corner of the development adjacent to Lot 6.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Outside storage with accessory structures & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

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

### Related Applications

Application Number	Request
ZC-23-0827	A zone change to reclassify the site to R-1 zoning for a single family residential development and for finished grade is a companion item on this agenda.
VS-23-0828	A request to vacate patent 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.

#### 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 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### **Comprehensive Planning - Addressing**

- Street names 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](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.

### **Fire Prevention Bureau**

- No comment.

**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 #0469-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
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