

12/18/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500135-KRLJ3, LLC:**

**TENTATIVE MAP** consisting of a 72 lot single-family residential subdivision and 7 common lots on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-702-003

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 11.35 (overall)/9.26 (portion)
- Project Type: Single-family residential development
- Number of Lots: 72
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,499/5,774

Project Description

The plans depict a single-family residential subdivision consisting of 72 lots on 9.26 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,499 square feet and 5,774 square feet, respectively. The primary access to the proposed development is via Hinson Street, except for Lots from 49 through 65 which are fronting Meranto Avenue. The internal streets vary from 33 foot wide to 48 foot wide private streets. A north/south street, Street A, terminates in an intersection with Street C, an east/west street on the north end, and terminates as a stub street on the south end. Another north/street, Street B, terminates as a knuckle on both ends, which connects with Streets C and D; both west/east streets. Street C terminates as a stub street on the west end. Five foot wide sidewalks are located on 1 side of all internal streets. A 15 foot wide landscape area including a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk are provided along Serene Avenue, and Hinson Street. A 10 foot wide landscape area consisting of a 5 foot wide detached sidewalk and a 5 foot landscape area are located adjacent to Meranto Avenue, where two, 5 foot landscape strips are required.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Business Employment	RS20	Undeveloped

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

### Related Applications

Application Number	Request
ZC-24-0617	A zone change to reclassify a 9.26 acre portion of the site from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0618	A waiver of development standards for street landscaping, off-site improvements and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0619	A vacation and abandonment for a portion of right-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

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Hinson Street. Furthermore, staff is not supporting the waiver of development standards request to reduce landscaping along Meranto Avenue. Therefore, due to the lack of connectivity to a secondary street and the waiver request to reduce street landscaping, staff recommends denial of the tentative map.

#### 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.

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails

to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **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 with single-family subdivision;
- Traffic study and compliance with single-family subdivision;
- Full off-site improvements with single-family subdivision;
- Execute a Restrictive Covenant Agreement (deed restrictions) with minor subdivision map;
- 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 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**

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.
- 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 and reference POC Tracking #0218-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118