

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500115-DIAMOND RAVEN, LLC:

TENTATIVE MAP consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:**APN:**

177-20-104-004; 177-20-104-005; 177-20-104-007

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.84
- Project Type: Single-Family Detached Residential Subdivision
- Number of Lots: 38
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,642/6,376

Project Description

The plans provided show the proposed single-family detached subdivision will be located on a 4.84 acre site located at the southwest corner of Pebble Road and the I-15 right-of-way. The plans show the site will be subdivided into 38 lots with the density for the site shown to be 7.85 dwelling units per acre. The plans show the site will be accessed solely from Raven Avenue in the south through a 39 foot wide private street with attached sidewalks on both sides of the street. This main private street will run south to north and will run the length of the proposed subdivision. A 39 foot wide, 150 foot long private stub street running west will extend off of the main private street accessing 4 lots in the southwest portion of the site, but no turnaround is proposed with this street. Another 39 foot wide private street is proposed in the northern portion of the site and will extend off of the main private street accessing 4 lots in the northwest portion of the site. The northern private street will have an elongated hammerhead turnaround at the western terminating end of the street. There are rows of lots on each side of the main private street with lots clustered around the terminating end of each side street. The lots range in size from 3,642 square feet up to 6,376 square feet. The lots shown are generally 75 to 95 feet long and 40 feet wide.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacate and abandon the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street landscaping, freeway buffer, and to allow attached sidewalks for single-family residential subdivision is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road 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 proposed residential subdivision is similar in design to other subdivisions in the area with the lot sizes being similar to the RS3.3 subdivisions to the south. The street network provided allows for sufficient access to each lot and will access a local street with access to an arterial street. However, staff finds that the breaking up the natural street grid within this area and the removal of a connection between 2 portions of an arterial street will have great

impacts on the movement of people within this area, given that the subdivision could be designed around the potential connection between Pebble Road on both sides of the I-15 right-of-way. The use of hammerhead cul-de-sacs and street stubs is also not the preferred design of terminating street and given the number of lots that will access the hammerhead and stubs, staff has concerns that the design would impact the proper movement of traffic within the site and could impact the lots adjacent to these terminating points. Finally, staff also has concerns regarding the number of through access points for the subdivision. The subdivision is on the larger side and to have only 1 main point of access could create a bottleneck in the event of an emergency requiring quick access or egress from the subdivision. For these reasons, staff is unable to support this request.

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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **January 22, 2025 at 9:00 a.m.**, unless otherwise announced.

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;
- Lot 27 to have a minimum frontage of 34 feet;
- Right-of-way dedication to include 25 feet to the back-of-curb and cul-de-sac for Raven Avenue, portion of a cul-de-sac for Pebble Road and associated spandrels.

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; 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 #0397-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 4 cards, 1 letter

PLANNING COMMISSION ACTION: November 19, 2024 – HELD – To 12/17/24 – per the applicant.

APPLICANT: DIAMOND RAVEN, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118