

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:**APN:**

177-05-401-001; 177-05-401-006

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 13
- Density (du/ac): 1.74
- Minimum/Maximum Lot Size (square feet): 20,005/22,223 (gross)/14,142/21,984 (net)

Project Description

The plans provided show that the proposed single-family detached subdivision will be located on a 7.5 acre, L-shaped lot located at the southeast corner of Valley View Boulevard and Arby Avenue. The plans show that the site will be divided into 13 lots with 9 of the lots located on the western side of the site and 4 of the lots on the eastern side of the site. The density for the site is shown to be 1.74 dwelling units per acre. On the western side of the site, the 9 lots will generally front and gain access from a 39 foot wide private street. Five of the lots will be on the west side of the private street along Valley View Boulevard and the other 4 lots will be located on the east side of the private street. Lots 6 and 7 will have a driveway which accesses the private street, but Lot 6 is proposed to have its front yard face south and Lot 7 is proposed to have its front yard face north towards Lot 6. The private street will access Arby Avenue to the north and Capovilla Avenue to the south to create a through street. Lots 10 through 13 are shown to be located on the east side of the site and will front and access the exterior streets. Lots 10, 11, and 12 will front and access from Capovilla Avenue, while Lot 13 will access and front from Procyon Street. Lot 10 is shown to be a flag lot with a 25 foot wide frontage along Capovilla Avenue. All lots are shown to have at least 20,000 square feet in gross lot area, but several of the lots shown lack the necessary 18,000 square feet of net lot area. Lots 1 through 5, which are those lots located

between Valley View Boulevard and the private street, are shown to have net lot areas ranging between 14,142 square feet and 14,986 square feet. **Additionally**, Lots 6, 7, 9, and 12 are shown to have a net lot area that ranges between **15,889** square feet and **17,404** square feet. All driveways are shown to be at least 20 feet long. **A proposed 5 foot wide landscape easement along the eastern property line of Lots 6 through 8 and the northern property line of Lot 10 is proposed to accommodate tiered retaining walls.**

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0020-16	12 lot single-family residential subdivision	Withdrawn per applicant	April 2016
DR-0097-16	Single-family residential subdivision with increased finished grade	Withdrawn per applicant	April 2016
VS-0096-16	Vacated and abandoned patent easements	Withdrawn per applicant	April 2016
WS-409-07	Increased retaining wall height and finished grade - expired	Approved by BCC	July 2007
TM-0516-06	15 lot single-family residential subdivision - expired	Approved by PC	February 2007
VS-1766-06	Vacated and abandoned patent easements - expired	Approved by PC	February 2007
WS-1328-06	Single-family residential subdivision with reduced lot size and waivers for off-site improvements - expired	Approved by BCC	December 2006
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-1509-03	Single-family residential PUD with waiver for off-site improvements - expired	Approved by PC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0461	A 13 lot single-family detached residential subdivision with waivers to reduce lot area, reduce street landscaping, increase fill and retaining wall height, establish alternative yards, eliminate streetlights, and reduce driveway setback is a companion item on this agenda.

Related Applications

Application Number	Request
VS-24-0462	A vacation and abandonment of 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 and generally matches the plans presented with associated design review. However, since staff is unable to support the associated design review, staff is also unable to support the tentative map 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.

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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue and Procyon Street;**

- **Install conduit and pull boxes for streetlights;**
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 16, 2024 – HELD – To 11/20/24 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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