

03/18/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500005-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-07-104-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.89
- Project Type: Single-family residential subdivision
- Number of Lots: 7
- Density (du/ac): 1.80
- Minimum/Maximum Lot Size (square feet): 20,019/39,090 (gross)/19,307/36,309 (net)

Project Description

The plans depict a proposed 7 lot single-family detached residential development located on the south of Warm Springs Road, the west of Arville Street, and north of Mardon Avenue. The plans show the overall site is 3.89 acres with a density of 1.80 dwelling units per acre. Lots 1 and 2 have direct access from Mardon Avenue to the south. Lots 4, 5, and 7 have direct access from Arville Street to the east. Lots 6 and 3 are flag lots, located immediately west of lots 4 and 5, and also have direct access from Arville Street. A 10 foot wide landscape strip is provided along Warm Springs Road, with the detached sidewalks and additional street landscaping to be provided as part of a capital improvement project. There are also 10 foot wide landscaping strips along Mardon Avenue to the south and along the east property lines of Lots 4, 5, and 7 adjacent to Arville Street. A 10 foot wide landscape area along the east property line of Lot 2 will be implemented behind a proposed screen wall. No off-site improvements are proposed on Arville Road, and along Mardon Avenue.

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)	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-26-0033	Waivers of development standards and design review for a single-family residential development 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**

While the density of the proposed subdivision is compliant with the underlying zoning and Master Plan land use category, 5 of the 7 proposed lots will access directly from Arville Street, which is a collector street. Staff does not encourage single-family residential developments to have direct access from collector streets, since this goes against the recommended subdivision design standards set forth in Title 30. Additionally, staff is recommending denial of the accompanying waiver of development standards and design review, which could result in design changes that affect the layout of the tentative map. For the reasons listed above, staff cannot 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.

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;
- Applicant shall enter into a cost participation agreement for future Arville Street and Mardon Avenue improvements;
- Applicant to construct circular driveways for lots, 1, 2, 4, 5 and 7;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Building Department - Addressing

- The street suffixes shall be spelt out.

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

- All flag lots must comply with 503.2.1.3 of the CC amended 2024 IFC.

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 #0396-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (Arville Street and Mardon Avenue to be developed to non-urban/rural road standards; add an asphalt walking path along Arville Street and Mardon Avenue).

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

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