

04/15/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500043-PARAMOUNT INVESTMENTS CO:

TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Project Type: Single-family detached residential development
- Number of Lots: 57
- Density (du/ac): 2.94
- Minimum/Maximum Size (square feet): 8,940/16,204

The plans depict a proposed single-family residential development consisting of 57 lots on 19.4 acres. The density of the overall development is shown at 2.94 dwelling units per acre. The lots range in size from a minimum of 8,940 square feet to a maximum 16,204 square feet. The site will be accessed from Mistral Avenue via a north-south 42 foot wide street. All lots will be accessed from 43 foot wide private streets with a roll curb, gutter and sidewalk on one side of the street. Two of the internal streets terminate in a hammerhead street being Aurora Cascade Avenue and Aurora Drift Avenue. Two other internal streets, Windward Glow Street and Aurora Breeze Court terminates in a cul-de-sac. Lastly, 2 internal streets Radiant Wind Avenue and Breezy Glow Street terminates as a stub street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped, place of worship & single-family residential development

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

Related Applications

Application Number	Request
PA-25-700012	Plan Amendment from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0188	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
VS-25-0189	A vacation and abandonment of government patent easements and rights-of-way is a companion item on this agenda.
PUD-25-0190	A planned unit development for a 57 lot single-family residential subdivision is a companion item on this agenda
WS-25-0191	A waiver of development standards for waivers to street standards 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, the only a single point of entry and exit to the development is via Mistral Avenue which is not in compliance with Section 30.04.09C. Also, hammerhead turnaround streets are proposed on the northern half of the development, stub streets are proposed on the northeast and southeast corner of the development, and cul-de-sac bulbs are located on the southern portion of the overall site. The applicant did not provide compelling justification for the proposed hammerhead or stub street turnarounds instead of proposing cul-de-sacs throughout the proposed development, which is County's preferred method of turnaround. As this is a self-imposed hardship, 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 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;
- Right-of-way dedication to include 25 feet back of curb for Mistral Avenue, 25 feet back of curb for Edmond Street and associated spandrels;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map.

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.

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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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