

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500024-TSANG JOYCE & GRACE:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-501-009

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6460 W. Levi Avenue
- Site Acreage: 2.04
- Project Type: Single-family detached residential
- Number of Lots: 20
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 3,300/5,489

Project Description

The plans show an existing single-family residence located on the subject site located at the northeast corner of Torrey Pines Drive and Levi Avenue. The plans show the existing residence will be demolished to develop of a 15 lot single-family detached residential subdivision. The plans show the overall site is 2.04 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,300 square feet up to 5,489 square feet. The northern 14 lots within the subdivision will have access through a 47 foot wide private street that will take access from Torrey Pine Drive, while the southern 6 lots will directly front and access Levi Avenue. The plans show the private street will run east to west and extend the length of the subdivision. The plans also show there will be 5 foot attached sidewalks on each side of the private street and the private street will terminate at a hammerhead. Five foot wide detached sidewalks are provided along Torrey Pines Drive with 5 foot wide attached sidewalks provided along Levi Avenue. The provided cross sections indicate a 4 foot tall retaining wall is proposed along the north property line.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0532-17	Vacated and abandoned government patent easements on the eastern portion of the site - recorded	Approved by PC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-25-700007	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0104	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0106	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0105	A vacation and abandonment for a portion of right-of-way being Torrey Pines Drive 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**

The proposed street network allows for access to a local street and an arterial street. The lots are only accessible from internal private streets with rows of lots on each side of the street, or external local streets. There are no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of hammerhead cul-de-sacs is not the preferred design of terminating streets and has concerns the design would impact the proper movement of traffic within the site and could impact the lots adjacent to these terminating points. Staff cannot support the use of a hammerhead cul-de-sac; therefore, cannot support this request.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 18, 2025 – APPROVED – Vote: Unanimous
Absent: Frasier

Comprehensive Planning

- 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;
- 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.

Fire Prevention Bureau

- 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 #0060-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KAEMPFER CROWELL

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135