

06/21/23 BCC AGENDA SHEET

ARBY AND CAMERON
(TITLE 30)

CAMERON ST/ARBY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500070-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 31 single family residential lots and common lots on 17.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-402-008; 177-06-402-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.7
- Number of Lots: 31
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,006 (net)/27,136 (net)/20,012 (gross)/34,114 (gross)
- Project Type: Single family residential development

The plans depict a residential development totaling 31 single family lots on 17.7 acres. The density of the residential subdivision is 1.8 dwelling units per acre. The site design shows Cameron Street separating a portion of the eastern side of the development from the western side of the development. The lots range in size from a minimum of 18,006 square feet to a maximum of 34,114 square feet. The entire project is adjacent to an RNP area except for the southwest corner of the project. The lots within the subdivision will be served by 38 foot wide internal private streets with no sidewalks, and accessed from Cameron Street and Arby Avenue. All the public streets will be constructed to rural standards with minimum pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Mix of developed and undeveloped single family homes

Related Applications

Application Number	Request
WS-23-0244	A waiver of development standards for a single family development is a companion item on this agenda.
VS-23-0245	A vacation of easements and right-of-way on the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

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

Approval.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet to 60 feet for Cameron Street, 30 feet for Capovilla Avenue, 30 feet for Arby Avenue and associated spandrels;
- Dedication and vacation of Ullom Drive to be coordinated with Public Works - Development Review.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

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

- No comment.

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 #0133-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC

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