

PECOS/OQUENDO II
(TITLE 30)

PECOS RD/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500131-KAVISON HOMES LLC:

TENTATIVE MAP consisting of 8 condominium units and common lots on 0.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Oquendo Road and the west side of Pecos Road within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-36-601-006

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.76
- Number of Units: 8
- Density (du/ac): 10.6
- Project Type: Multiple family (condominium) development

The plans depict a proposed multiple family (condominium) development consisting of 2 buildings featuring a total of 8 dwelling units with a density of 10.6 dwelling units per acre. The buildings are located on the east portion of the site, along Pecos Road, and are oriented in a north/south direction. Access to the multiple family development is granted via a single driveway located along Pecos Road.

Landscaping

The plans depict a landscape area measuring between 3.5 feet to 9 feet along Oquendo Road, located behind an existing 5 foot wide attached sidewalk. A street landscape area measuring between 15 feet in width is located behind an existing 5 foot wide attached sidewalk adjacent to Pecos Road. The street landscape areas consist of trees, shrubs, and groundcover. A waiver of development standards is required to reduce the width of the street landscape area. A 6 foot high decorative fence is located within the street landscape area along Oquendo Road and Pecos Road. A 10 foot wide landscape area, with medium and large evergreen trees, is located along the west property line adjacent to the undeveloped parcel and the single family residence. The majority of the landscape area behind the decorative fence measures 10 feet in width and consists

of trees, shrubs, and groundcover. The proposed development requires 1,600 square feet of open space where 2,436 square feet of open space is provided. An open space area, consisting of a shade structure, trees and shrubs, is centrally located within the site along the west property line.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
South	Neighborhood Commercial & Corridor Mixed-Use	R-E & C-2	Access driveway to a single family residence & Home Depot
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped & multiple family residential
West	Neighborhood Commercial	R-E	Undeveloped & single family residential

Related Applications

Application Number	Request
PA-23-700030	A plan Amendment to re-designate the land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-23-0649	A zone change to reclassify the site from R-E to R-3 zoning with waivers of development standards and a design review for a multiple family residential condominium 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. Approval of this request is contingent upon approval of ZC-23-0649 which staff is not supporting; therefore, 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 December 6, 2023, 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Install a median from Oquendo Road south to the property line;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas on Pecos Road in accordance with RTC standards.
- Applicant is advised that off-site improvement permits may be required.

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.

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 #0484-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAVISON HOMES LLC

CONTACT: PARKER SIECK, LAS VEGAS, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135