

12/18/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:

TENTATIVE MAP consisting of 19 single-family residential lots and 6 common lots on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-401-018

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7925 Cameron Street
- Site Acreage: 2.38
- Project Type: Single-family detached residential
- Number of Lots: 19
- Density (du/ac): 7.98
- Minimum/Maximum Lot Size (square feet): 3,675/5,203

Project Description

The plans show a proposed single-family detached subdivision located on a 2.38 acre site at the southeast corner of Cameron Street and the Mesa Verde Lane. The site will be divided into 19 lots with a density of 7.98 dwelling units per acre. Access is solely from Cameron Street to the east through a 38 foot wide private street. This main private street will run east to west and will run the length of the proposed subdivision with the west 85 feet of this street tapering down to be a 25 foot wide stub street that accesses only 3 lots. A total of 12 of the 19 lots will be accessed by this street. A 38 foot wide private street running north to south will extend off of the main private street accessing 7 lots in the northern and western portions of the site with the street terminating in a cul-de-sac. The lots range in size from 3,675 square feet up to 5,203 square feet. The lots shown are generally 95 feet to 175 feet long and 35 feet to 50 feet wide with 20 foot front setbacks, 15 foot rear setbacks, and 5 feet to 10 feet side setbacks. All driveways are shown to be a least 20 feet long. The plans indicate that all existing structures on-site will be removed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

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

Related Applications

Application Number	Request
ZC-24-0602	A zone change to reclassify the site from an RS20 to RS3.3 zone is a companion item on this agenda.
WS-24-0603	A waiver of development standards for a single-family detached residential development with attached sidewalks is a companion item on this agenda.
VS-24-0601	A vacation and abandonment of easements 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 the proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will access a local street with eventual access to an arterial street. In addition, staff finds the lots are

only accessible from streets internal to the subdivision and with no double frontage lots. Common lots are used to separate lots from secondary frontages. The proposed subdivision uses appropriate termination of streets. There is no significant grading occurring and retaining walls are limited except on the northern, southern, and western perimeters of the site where tiered retaining walls are existing. All landscaping is appropriately contained within common elements. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan designation. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30. However, staff is unable to support this request due to concerns regarding the proposed attached sidewalk, which if denied, will impact the overall design of the subdivision and the layout of the tentative map. As a result, staff is not able to support this tentative map 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;
- Right-of-way to include dedication to back of sidewalk along Cameron Street.
- Applicant is advised that off-sites may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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

- 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; and to show on-site fire lane, turning radius, and turnarounds.

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 #0125-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (file for a 5 foot vacation of right-of-way).

APPROVALS:

PROTESTS:

APPLICANT: LV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134