

06/21/22 PC AGENDA SHEET

PARAGON CREST
(TITLE 30)

RUSSELL RD/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500100-BARTSAS MARY 15, LLC:

TENTATIVE MAP consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action)

RELATED INFORMATION:

APN:

161-30-803-013 through 161-30-803-015

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.7
- Number of Lots: 13
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 6,190 (gross), 5,619 (net)/8,385 (gross), 7918 (net)
- Project Type: Single family residential development

Site Plan

The site plan depicts a proposed single family residential development with 13 proposed lots on 2.7 acres with a density of 4.8 dwelling units per acre. The site is located on the northwest corner of Lamb Boulevard and Russell Road. Access to the development is via 1 driveway along the easternmost property line adjacent to Lamb Boulevard. The driveway leads to 1 public street that is 49 feet wide which terminates at a cul-de-sac bulb on the western portion of the development. The site plan shows that Lot 1 through Lot 6 are on the northern half of the site, and Lot 7 through Lot 13 are on the southern half of the site. The plans also depict a 5 foot wide drainage easement along the western most property lines of Lot 6 and Lot 7 to be privately maintained by the Homeowner's Association.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Neighborhood Commercial	R-E	Single family residential

Related Applications

Application Number	Request
NZC-22-0296	A nonconforming zone change from R-E zoning to R-1 zoning 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

Current 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 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:

Current 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;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet to 20 feet for Lamb Boulevard;
- Grant a public access easement for the portion of the sidewalk on Russell Road that goes around the utility poles;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on westbound Russell Road as close as possible to Lamb Boulevard in accordance with RTC standards.

Current Planning Division - 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 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 #0015-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** PARAGON LIFE BUILDERS LLC**CONTACT:** DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120