

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-016; 176-13-701-026

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
(WEST SIDE OF EDMOND STREET)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
(EAST SIDE OF EDMOND STREET)

CURRENT LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC) (WEST SIDE OF EDMOND STREET)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
(EAST SIDE OF EDMOND STREET)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5 (west half/proposed RS5.2)/4.77 (east half/proposed RS3.3)
- Project Type: Single-family detached residential
- Number of Lots: 16 (west half/RS5.2)/38 (east half/RS3.3)/54 (overall)
- Density (du/ac): 3.20 (west half) & 4.77 (east project)
- Minimum/Maximum Lot Size (square feet): 7,015 to 15,234 (west half/RS5.2)/3,300 to 4,459 (east half/RS3.3)

Project Description

The plans depict a proposed single-family residential subdivision that is divided into 2 parts by Edmond Street, consisting of 54 lots on 9.77 acres total. There are 16 lots shown for the proposed project on the west side of Edmond Street (west half), which is requested to be rezoned to RS5.2 and 38 lots are shown for the project on the east side of Edmond Street (east half) which is requested to be rezoned to RS3.3.

The access to the west half of the development is from a 43 foot wide private north/south street; Street A via Wigwam Avenue, which terminates as a stub street with a hammerhead. Sixteen lots will take direct access from Street A. A 4 foot wide attached sidewalk is located along the east side of Street A, with detached sidewalks provided on the public streets, Wigwam Avenue, Edmond Street, and Cougar Avenue. The lot sizes in this part of the residential development ranges from 7,015 square foot to 15,234 square foot lots. Lots 2 through 6, adjacent to existing residential to the west are over 10,000 square feet. Lot 1 is over 15,000 square feet.

The access to the eastern half of the development is from a private east/west street; Street B via Edmond Street. Street B connects to a private street network terminating with 2 east/west stub streets, north and south of Street B. This half of the subdivision then terminates at stub streets. A 4 foot wide attached sidewalk is provided on one side of the internal streets. A 5 foot wide detached sidewalk is shown on Edmond Street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignated 5 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-23-0823	Reclassified 5 acres of a 7.5 acre site from R-E (RNP-1) to R-1 zoning for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS2	Undeveloped & single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & H-2	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700020	A plan amendment to redesignate the land use category of the western 5.00 acres (APNs 176-13-701-026 and 176-13-701-003) from RN to LN is a companion item on this agenda.
ZC-24-0485	A zone change to reclassify the west portion of APN 176-13-701-026 and APN 176-13-701-003 from RS20 to RS5.2 and reclassify the east portion of APN 176-13-701-026 and APN 176-13-701-016 from RS20 and H-2 to RS3.3 is a companion item on this agenda.
VS-24-0486	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.
WS-24-0487	A waiver of development standards to increase fill height and retaining wall height with a design review for a single-family residential subdivision 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 development is divided into 2 parts by Edmond Street. Therefore, the layout and internal street network of the proposed subdivision is functional. The applicant has not provided compelling justification for the proposed hammerhead turnarounds. As this is a self-imposed hardship, staff cannot support this request. However, approval is contingent upon approval of the companion plan amendment, zone change, waiver and design review for the entire project; which staff are 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 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: October 15, 2024 – APPROVED – Vote: Aye: Castello, Frasier, Lee, Mujica, Stone Nay: Kilarski, Kirk

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;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119