

08/18/21 BCC AGENDA SHEET

HIGHLANDS RANCH EAST
(TITLE 30)

VALLEY VIEW BLVD/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500115-CFT LANDS, LLC:

TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone.

Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-301-002; 177-29-301-033 and 177-29-301-034

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21
- Number of Lots/Units: 109
- Density (du/ac): 5.2
- Minimum/Maximum Lot Size (square feet): 4,273/8,891
- Project Type: Single family residential
- Number of Stories: 3
- Building Height (feet): 17 (1 story)/27 (2 story)/35 (3 story)
- Square Feet: 3,103 (minimum)/5,461 (maximum)

The plans depict a proposed 109 lot single family residential subdivision with 11 common lots on approximately 21 acres. Overall density is 5.18 dwelling units per acre and will offer 8 different model house plans with 4 separate elevations to design. The plans depict 8 house plans (6 plans are 2 stories tall while the remaining 2 plans are 3 stories tall) with home sizes ranging from 3,103 square feet to 5,461 square feet. Access to the subdivision is shown from Haleh Avenue and Pyle Avenue and connect to various private streets.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0340-13	Nonconforming zone change on a portion of 80 acres from R-E to R-1 and R-2 zoning, waiver for alternative landscaping, street intersection off-set, private street without County approved turnaround and off-site improvements, and design review for a single family residential development - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
East	Residential Low (up to 3.5 du/ac)	R-D, R-E, & R-1	Undeveloped & single family residential
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-21-0372	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-21-0371	A zone change from R-E to R-2 zoning for a single family residential subdivision s 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 does not meet 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 McCarran 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 McCarran 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 50 feet for Valley View Boulevard, 40 feet for Pyle Avenue, 30 to 60 feet for Haleh Avenue, 30 feet for Polaris Avenue, 30 feet for Frias 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 final map;
- Applicant shall enter into a cost participation agreement for future off-site improvements on Valley View Boulevard and Pyle Avenue.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Riverrock Street and Bedser Avenue are on the same alignment and shall have the same name;

- The street name Highwater Heights Avenue exceeds the maximum of 20 letters and spaces (including street name and suffix abbreviation) allowed per the Las Vegas Valley Street Naming and Address Assignment Policy and shall have an approved street name.

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.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

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