

10/02/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500078-DBAC, LLC:

TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single-Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-201-001; 177-08-201-002

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.06
- Project Type: Proposed single-family residential subdivision
- Number of Lots: 18
- Density (du/ac): 1.79
- Minimum/Maximum Lot Size (square feet): 20,000 (gross)/20,544(gross) and 14,259 (net)/20,544(net)

Project Description

The proposed tentative map is for 18 single-family residential lots located south of Eldorado Lane, east of Valley View Boulevard, west of Procyon Street, and north of Maulding Avenue. This development has a proposed density of 1.79 dwelling units per acre. The subdivision layout depicts Lots 1 through 8 to face internally toward a private street, with access from Eldorado Lane to the north and terminates at a bulb on the southern portion of the private street between Lots 4 and 5. Lots 9 through 12 face east toward Procyon Street and Lots 13 through 18 face south toward Maulding Avenue. The north and west sides of the development will include detached sidewalks with street landscaping while the east and south property lines will include a 5 foot wide sidewalk with a 5 foot wide landscape area. The minimum gross lot size is 20,000 square feet with a maximum gross lot size of 20,544 square feet. The minimum net lot size is 14,259 square feet with a maximum net lot size of 20,544 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 acres from R-E (now RS20) to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-60 & NPO-RNP)	Recently approved single-family residential subdivision
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-24-0391	A waiver of development standards for increased retaining wall height, eliminate streetlights, front setback reduction, reduce net lot size, and a design review for single-family residences is a companion item on this agenda.
VS-24-0390	A vacation and abandonment for patent 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

This request does not meet the tentative map requirements and standards for approval as outlined in Title 30. Staff finds that out of 18 proposed lots, the following 6 lots do not meet the minimum net lot size. The applicant is providing the following per the tentative map plan:

- Lot 1 – 14,259 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street.
- Lot 3 – 16,195 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street.
- Lot 4 – 15,165 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street.
- Lot 8 – 15,827 square feet where 18,000 square feet is the net lot minimum required per Code.
- Lot 9 – 16,922 square feet where 18,000 square feet is the net lot minimum required per Code.
- Lot 13 – 16,617 square feet where 18,000 square feet is the net lot minimum required per Code.

Title 30 defines the net lot size as the lot area less any area dedicated, reserved, proposed to be granted for private streets or for any private or public use. The applicant has the opportunity to meet the net lot size if the site was redesigned and the number of lots were reduced and/or area from the larger conforming lots were reduced. Reducing the net lot size reduces the area of potential design and development of these specific lots causing a self-imposed hardship. Since staff does not support the waiver of development standards #3 and the design review, staff cannot support this request.

Department of Aviation

A portion of the property lies within the AE-60 (60-65 DNL) noise contour for 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 Harry Reid International 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane 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 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.

Department of Aviation

- For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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 #0134-2024 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 OF NEVADA, INC.

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120