

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500060-SHANEIVAR MOHAMMAD KHAZRAI:

TENTATIVE MAP consisting of 77 lots and common lots on 11.21 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21
- Project Type: Single-family residential development
- Number of Lots/Units: 77
- Density (du/ac): 6.87
- Minimum/Maximum Lot Size (square feet): 3,776/6,570 (net/gross)

The plans depict a single-family residential development consisting of 77 lots on 11.21 acres with a density of 6.87 dwelling units per gross acre. The minimum and maximum net/gross lot sizes are 3,776 square feet and 6,570 square feet, respectively. The primary access to the proposed development is via Durango Drive only. An easement measuring 32 feet in width that will be dedicated for emergency and utility access purposes is located immediately south of the Penguin Street bulb, adjacent to Shelbourne Avenue. A north/south private street, Shark Street, measuring 43 feet in width, terminates as stub street between Lots 40 and 47. The other north/south private street, Penguin Street, terminates as a stub street to the north between Lots 14 and 29, and terminates as cul-de-sac street on the south end between Lots 54 and 63. Four foot wide sidewalks are located along the east side of Penguin Street and Shark Street, and Dolphin Avenue on the north side. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is provided along Durango Drive and Shelbourne Avenue. The street landscape area consists of medium trees, shrubs, and groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APNs 176-17-501-016 and 176-17-501-017 was reclassified from R-E to C-P zoning as part of this application - this portion later - expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700012	A plan amendment to redesignate the land use category of the site from Neighborhood Commercial (NC) to Mid-Intensity Suburban (MN) is a companion item on this agenda.
ZC-24-0281	A zone change to reclassify the site from CG and RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive 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

Tentative Map

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Durango Drive. Staff is not supporting the related waivers of development standards and design review requests; therefore, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 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, 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;
- Full off-site improvements;
- Applicant to remove improvements from APN 176-17-599-009 and APN 176-17-599-006;
- Coordinate with Lot 40 APN 176-17-511-072 within the Astoria Homes at Rhodes Ranch for the reconstruction of the block wall.
- Applicant is advised that the installation of detached sidewalks will require 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.

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 #0050-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118