

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500026-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-05-401-007; 177-05-401-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.85
- Project Type: Single-family residential development
- Number of Lots: 15
- Density (du/ac): 1.91
- Minimum/Maximum Lot Size (square feet): 20,070/27,723 (gross); 16,375/23,800 (net)

Project Description

The plans depict a proposed 15 lot single-family detached residential development located north of Warm Springs Road and east of Valley View Boulevard. The overall site is 7.85 acres with a density of 1.91 dwelling units per acre. Access to the subdivision is from Capovilla Avenue to the north, with two, 38 foot wide private streets running north to south through the proposed subdivision. Both private streets terminate in cul-de-sacs and all lots will face into and be accessed from the private streets. Lots 1 through 8 are accessed via the western private street, while Lots 9 through 15 are accessed via the eastern private street. Detached sidewalks are proposed along Procyon Street and Capovilla Avenue, where no sidewalks or other off-site improvements are proposed along Warm Springs Road and Valley View Boulevard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change from R-E to R-E (RNP-I) for several parcels within Enterprise	Approved by BCC	October 2005
ZC-2093-98	Zone change from R-E to C-P, use permit for a bank building, and variance for building height	Approved by BCC	March 1999

### Surrounding Land Use

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

### Related Applications

Application Number	Request
WS-26-0101	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0102	A vacation and abandonment of rights-of-way 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 layout of the subdivision is orderly with lots on both sides of the internal private streets. The lots are only directly accessible from the private streets and there are no double frontage lots proposed. Both private streets terminate in cul-de-sacs, which are the County's preferred turnarounds within residential subdivisions. Additionally, the lot sizes of the subdivision meet the requirements of the RS20 zoning district along with any applicable exceptions. This request meets the tentative map requirements and standards for approval as outlined in Title 30. Therefore, staff can 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**

Approval.

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**

- 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 except for streetlights along Capovilla Avenue and Procyon Street;
- Off-site improvements to include curb, gutter, sidewalks, and streetlights on Warm Springs Road and Valley View Boulevard;
- Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 devices;
- Applicant to coordinate a contribution with Public Works - Development Review for paving improvements on Warm Springs Road and Valley View Boulevard.

### **Building Department - Addressing**

- Approved street name list from Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out;
- The street shown as A Street is an extension of Dionne Street and shall assume the same 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 at [landuse@lasairport.com](mailto: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 completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0431-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146