

07/16/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**

**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-28-803-001

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family detached residential development
- Number of Lots: 10
- Density (du/ac): 4.0
- Minimum/Maximum Lot Size (square feet): 6,011/7,749

Project Description

The plans show a proposed 10 lot single-family detached residential development located on the east side of Bermuda Road and the south side of Frias Avenue. The overall site is 2.5 acres with a density of 4.0 dwelling units per acre. The lots range in size from 6,011 square feet up to 7,749 square feet and will generally be 50 feet to 61 feet wide and 120 feet to 150 feet long. All lots will be accessed from a centrally located 43 foot wide private street inclusive of a 4 foot wide sidewalk located on the south side of the street. The private street will be directly accessed from Bermuda Road on the east side of the site and terminate in a hammerhead turnaround on the west side of the site. Five lots are shown on each side of the street, with the lots along the western property line of the site being over 7,000 square feet. Five foot wide detached sidewalks are provided along both Bermuda Road and Frias Avenue within common element areas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0139-17	6 lot single-family residential tentative map - expired	Approved by BCC	October 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0711-17	Vacation and abandonment of patent easements - expired	Approved by BCC	October 2017
ZC-0710-17	Reclassified the site from R-E (RNP-I) to R-D zoning for a single-family residential development with reduced lot size	Approved by BCC	October 2017
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0822	A zone change from RS10 to RS5.2 is a companion item on this agenda.
VS-25-0356	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-25-0357	Waivers of development standards and design review for a single-family residential development 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 lots are only accessible from internal private streets and there are no double frontage lots, as common lots or other lots are used to separate lots from secondary frontages. Additionally, the hammerhead turnaround should not greatly affect the design and safety of the subdivision given the small number of lots and the length of the private street. Staff, however, finds the denial of the associated zone change would result in the proposed subdivision having lots that would not be compatible with the minimum lot size requirements of the RS10 (Residential Single-Family 10) zone of 10,000 square feet. Additionally, staff's recommendation for denial of the accompanying zone change, waivers of development standards, and design review will result in

design changes that will affect the layout of the tentative map. As a result, staff cannot support this request.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install conduit and pull boxes for streetlights;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **Building Department - Addressing**

- The street shown as Venkman shall have the suffix of Court;
- Approved street name list is required from the combine Fire Communication Center.

**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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**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 #0049-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KHUSROW ROOHANI

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118