

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500206-MAI HUAN QUAN & ZHONG QING:

TENTATIVE MAP consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located south of Silverado Ranch Boulevard and east of Gilespe Street within Enterprise. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-501-002; 177-28-501-004; 177-28-510-040 through 177-28-510-044; 177-28-511-002; 177-28-597-001

PROPOSED LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.41
- Project Type: Single-family development
- Number of Lots: 7
- Density (du/ac): 1.09
- Minimum/Maximum Lot Size (square feet): 4,026/204,697

Project Description

The tentative map depicts 6 existing single-family residential lots zoned RS20 and 1 large lot (Lot 1) zoned RS2. This tentative map also includes one Common Element (CE-A) north of the existing 6 single-family residential lots. The existing lots and common element were previously recorded under Book 80 Page 20 and Book 82 Page 56, no new dwelling units or new streets are proposed, and access to the single-family residential lots continues to be from the existing private street, La Cienega Street to the east.

This tentative map is required since the existing zoning districts for the subject parcels are still residential single-family zones. The companion vacation and abandonment application (VS-25-0852) will vacate Walmer Castle Lane to the west of the subdivision. This tentative map will establish the new property lines for the existing single-family residences to the east, and future development to the west (Lot 1).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400001 (VS-0183-17)	Extension of time to vacate easements and right-of-way - expired	Approved by BCC	April 2022
ET-19-400158 (ZC-0812-17)	Extension of time for a PUD - expired	Withdrawn	N/A
ET-19-400157 (VS-0813-17)	Extension of time to vacate easements and right-of-way - expired	Approved by BCC	February 2020
ZC-0812-17	Zone change from R-E zoning to RUD zoning for a planned unit development for triplex and townhouse residences - expired	Approved by BCC	November 2017
VS-0813-17	Vacation and abandonment of easements & right-of-way at Walmer Castle Lane and Silverado Ranch Boulevard - expired	Approved by BCC	November 2017
ET-400411-98 (VC-1765-97)*	Extension of Time to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries of a planned unit development	Approved by PC	November 1998
VC-1765-97*	Variances to waive sidewalk and permit 6 foot high solid decorative walls along the peripheral boundaries to a planned unit development	Approved by PC	November 1997

*For parcels 177-28-597-001; 177-28-511-002; 177-28-510-040; 177-28-510-041; 177-28-510-042; 177-28-510-043; 177-28-510-044

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM-32	Multi-family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS20	Office complex & single-family residential
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS20	Undeveloped & single-family residential
West	Neighborhood Commercial	CP	Office complex

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

Related Applications

Application Number	Request
PA-25-700053	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-25-0853	A zone change from RS20 and RS2 to RM32 is a companion item on this agenda.

Related Applications

Application Number	Request
VS-25-0852	Vacation and abandonment to vacate patent easements and public rights-of-way is a companion item on this agenda.
UC-25-0854	A use permit, waivers of development standards, and design review for an affordable senior housing 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 proposed tentative map is consistent with the Comprehensive Plan and applicable provisions of Title 30, the request maintains the existing residential development pattern and establishes a large lot that meets the minimum lot size requirements of the RS2 district. The site is physically suitable for the proposed configuration because the existing single-family lots to the east remain consistent with the RS20 zoning, and the large lot to the west provides adequate area for future development subject. Based on these factors, the map complies with the applicable subdivision and zoning regulations; therefore, staff recommends approval.

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;
- 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;

- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement.

Building Department - Addressing

- Street suffixes shall be spelled out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the District's website; and a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GEORGE GEKAKIS, INC.

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135