

10/04/23 BCC AGENDA SHEET

ELDORADO & VALLEY VIEW  
(TITLE 30)

VALLEY VIEW BLVD/ELDORADO LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500115-DBAC, LLC:**

**TENTATIVE MAP** consisting of 12 residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone.

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

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RELATED INFORMATION:

**APN:**

177-08-101-002

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.1
- Number of Lots/Units: 12
- Density (du/ac): 1.7
- Gross Minimum/Maximum Lot Size Square Feet: 21,183/32,476
- Net Minimum/Maximum Lot Size Square Feet: 18,315/24,309
- Project Type: Single family residential subdivision

The plans depict a proposed gated single family residential development consisting of 12 lots on 7.1 acres. The density of the residential development is 1.7 dwelling units per gross acre with a minimum net lot size of 18,315 square feet and a maximum net lot area of 24,309 square feet. The gross lot areas range from 21,183 square feet to 32,476 square feet. Access to the property is from Eldorado Lane through gates in a 60 foot wide private street that branches into 2 north south private streets dead ending at hammerhead turn. Proposed lots will be served by two, 39 foot wide private streets with R-type curb. The internal private street intersection includes a fork design off the 60 foot wide primary entrance road with a median for the gated entrance. There are no internal sidewalks. Individual driveways and multi-car garages will accommodate several vehicle parking spaces per lot.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400113 (WS-18-0658)	Extension of time for subdivision design with waiver for wall height and design review for finished grade	Approved by BCC	November 2020
TM-18-500151	14 single family residential lots	Approved by BCC	October 2018
WS-18-0658	Waived off-sites, wall height, street design, and finished grade - expired	Approved by BCC	October 2018
ZC-0656-09	Reclassified the property from R-E to M-D zoning with waivers for alternative landscape buffer for an office warehouse facility	Denied by BCC	January 2010
UC-0718-06	Place of worship and modified development standards and a design review for a place of worship - expired	Approved by PC	June 2006
TM-0393-05	16 lot single family residential subdivision - expired	Approved by BCC	August 2005
WS-0886-05	Waiver to reduce lot sizes for a single family residential subdivision - expired	Approved by PC	July 2005
ZC-1026-05	Reclassified properties within Enterprise Land Use Plan to establish the RNP-I Overlay	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Business Employment	M-D	Office/warehouse

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0543	A waiver of development standards for a single family residential development, finished grade, hammerhead design, and wall height is a companion item on this agenda.
VS-23-0546	A request to vacate a right-of-way for a detached sidewalk is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

**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**

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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Comprehensive Planning - Addressing**

- Revise map to show street names with correct suffixes.

**Department of Aviation**

- For that portion in the AE-60, 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](mailto:landuse@lasairport.com);
- For that portion in the AE-60, 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](mailto:landuse@lasairport.com);

- For that portion in the AE-60, 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 in 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**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

#### **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 #0292-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BLUE HERON DEVELOPMENT, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 98118