

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500059-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 13 single-family residential lots on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-07-102-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 6.80
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 13
- Density (du/ac): 1.91
- Minimum/Maximum Lot Size (square feet): 20,057/26,898 (gross); 18,402/26,898 (net)

Project Description

The plans depict a 13 lot single-family residential subdivision located between Ullom Drive and Cameron Street, on the south and north sides of Mardon Avenue. One lot fronts on Mardon Avenue, 4 lots front on Cameron Street, and the remaining 8 lots are accessed by 2 private streets that provide through access from Cameron Street to Mardon Avenue.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Zone change from R-E to R-E (RNP-I) for several parcels within Enterprise	Approved by BCC	October 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP) & PF	Single-family residential & Western Trails Equestrian Park

### Related Applications

Application Number	Request
WS-26-0224	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0223	A vacation and abandonment of easements and right-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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

#### 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

- Provide an equestrian trail on the south side of the Mardon Avenue alignment per the Clark County Development Standards for Off-Street Trails, as amended.
- 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;
- Applicant to construct a 5-foot asphalt path along Ullom Drive, Mardon Avenue and Cameron Street.

#### **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;
- The street suffixes shall be spelt out.

#### **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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- The "pole" of each flag lot will have an all-weather paved surface that is a minimum of 20 foot wide, along the entire length of the "pole". This comes from amendment to the 2024 IFC Section 503.2.1.3.
- Please note that additional fire code requirements will apply once construction is proposed, such as meeting hydrant distance & home sprinkler requirements.

#### **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 #0523-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (change Public Works - Development Review condition #3: applicant to construct a 5 foot asphalt path along Ullom Drive and Cameron Street).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

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