

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500153-ACRE-AMIGO, LLC:

TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - 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 residential subdivision
- Number of Lots: 12
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,511/6,539

The site plan depicts a 12 lot single-family detached residential subdivision located at the southwest corner of Eldorado Lane and Amigo Street. The plans show the overall site is 2.5 acres with a density of 4.8 dwelling units per acre. The lots range in size from 5,511 square feet up to 6,539 square feet with lots generally measuring 45 feet to 51 feet wide and 101 feet to 154 feet long. The subdivision will have access through a 39 foot wide private street with a 5 foot wide attached sidewalk on the south side of the street. The private street will take access from Amigo Street and will have 6 lots on each side of the street. In addition, the private street will terminate in a cul-de-sac. The plans show that provided driveways will be at least 20 feet long and Lot 1 and Lot 12 will be set back from Amigo Street by at least 12 feet. Five foot wide detached sidewalks are provided along both Eldorado Lane and Amigo Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS10	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 is a companion item on this agenda.
DR-24-0711	A design review of single-family residential subdivision is a companion item on this agenda.
VS-24-0712	A vacation and abandonment of patent easements 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 residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in a cul-de-sac, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30 and is able to support this tentative map 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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: February 4, 2025 – APPROVED – Vote: Unanimous
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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012