

03/19/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500166-ABC HAVEN WEST INC:

TENTATIVE MAP consisting of 63 single-family residential lots and common lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-401-009; 177-09-401-012; 177-09-401-017; 177-09-402-002; 177-09-402-004 through 177-09-402-005; 177-09-403-014

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8075 Haven Avenue, 8021 Haven Avenue, 87 E. Mesa Verde Lane
- Site Acreage: 10.16
- Project Type: Single-family detached residential subdivision
- Number of Lots: 63
- Density (du/ac): 6.20
- Minimum/Maximum Lot Size (square feet): 4,261/10,119

Project Description

The plans depict a single-family residential development consisting of 63 lots on 10.16 acres with a density of 6.20 dwelling units per acre. The minimum and maximum lot sizes are 4,261 square feet and 10,119 square feet, respectively. The development is divided in 2 parts, the west and east sides of Haven Street. The western portion of the development depicts 48 lots and the eastern portion development depicts 15 lots. The development is accessed via Haven Street and Mesa Verde Lane for the western portion of the development and from Haven Street for the eastern development, respectively. The interior street network consists of private streets measuring 43 feet in width. The north/south streets, A and D, terminate in a cul-de-sac. The east/west street, Street B, terminates at an intersection with Haven Street. Street C, an east/west street, serves as an access point for the east development from Haven Street and terminates as a stub street on the east end. Five foot wide sidewalks are located on 1 side of all internal streets. Due to the design of Lots 1 through 8, a waiver of development standards is requested for alternative yards, to allow the southern and northern property lines to be used for the front yard. An existing 15 foot wide private access easement is provided along the north side of Lot 47, allowing APN 177-09-401-016 to have access to Haven Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400049-19 (VS-0062-17)	Extension of time for vacation of easements and right-of-way	Approved by BCC	June 2019
VS-0062-17	Vacation and abandonment for patent easement and right-of-way being Santoli Avenue	Approved by BCC	April 2017
WS-0053-10	Waiver of development standards to allow no off-site improvements on Eldorado Street, from Rancho Destino to Placid Street; Haven Street from Eldorado Street to Mesa Verde Lane, and Mesa Verde Lane from Haven Street to Las Vegas Boulevard	Approved by BCC	March 2010
VS-0318-08	Vacation and abandonment for right-of-way being Geonry Avenue	Approved by PC	July 2008
ZC-0970-07	Zone change from R-E to C-P, waiver of development standards, and design review for two office buildings of APN's 177-09-401-017, 021, 022, and 023	Approved by BCC	March 2008
VS-1632-05	Vacation and abandonment for patent easements and right-of-way being Geonry Avenue	Approved by PC	January 2006
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-1) Zone for APN 177-09-403-014	Approved by BCC	October 2005

Surrounding Land Use (Parcels West of Haven Street)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed Use	RS20 & CP	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & CP	Single-family residential development & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS20 & CR	Single-family residential development & undeveloped

Surrounding Land Use (Parcel East of Haven Street – APN 177-09-403-014)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial	CP	Single-family residential development & undeveloped

Surrounding Land Use (Parcel East of Haven Street – APN 177-09-403-014)

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700042	A plan amendment to redesignate APN 177-09-401-017 from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) and APN 177-09-403-014 from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0765	A zone change from RS20 and CP to RS3.3 and to eliminate the NPO-RNP Overlay is a companion item on this agenda.
VS-24-0766	A vacation and abandonment for patent easements and a portion of right-of-way being Santoli Avenue and Haven Street is a companion item on this agenda.
WS-24-0767	Waivers of development standards and a 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 development is divided into 2 parts by Haven Street and the layout of the site and internal street network of the proposed subdivision is functional. However, approval of the tentative map is contingent upon approval of the companion plan amendments, zone change, waivers of development standards and design review for the entire project. Staff is not supporting a portion of the plan amendment and zone change, and the waivers of development standards and design review for the proposed development; therefore, staff cannot support this 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

Denial. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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 18, 2025 – APPROVED – Vote: Aye: Frasier, Gibson, Mujica, Roitman, Stone, Kirk Nay: Kilarski

Comprehensive Planning

- Driveway constructed across common property line shall require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street.
- 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 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way 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;
- All streets shall have approved street names and suffixes.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD #300, LAS VEGAS, NV 89120