

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500012-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-07-505-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.04
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.98
- Minimum/Maximum Lot Size (square feet): 21,400/22,735 (gross)/18,222/21,017 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development located south of Mardon Avenue, east of Arville Street, and north of Eldorado Lane. All lots face internally to a proposed private street which terminates with a cul-de-sac bulb on the south end of the subdivision. Access is located along the north property line adjacent to Mardon Avenue. No off-site improvements are shown on Arville Road, Eldorado Lane, or Mardon Avenue.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential

## Related Applications

Application Number	Request
WS-26-0061	Waivers of development standards and 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. Since staff does not support the companion waivers and design review, 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.

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

If approved:

- 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; revised plans may be required if map boundary changes; 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 Arville Street, Eldorado Lane and Mardon Avenue;

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Addressing**

- Approved street name list from the Combine Fire Communications Center shall be provided;
- All streets shall have approved street name 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**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0394-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146