

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:

TENTATIVE MAP consisting of 8 single-family residential lots on 1.0 acre in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-510-001; 176-35-510-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10663 Charismatic Court & 10683 Charismatic Court
- Site Acreage: 1.0
- Project Type: Single-family residential
- Number of Lots/Units: 8
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 4,799/7,026

Project Description

The plans depict a single-family residential detached development with 8 lots on 1.0 acre located on the west side of Charismatic Court and the north side of Levi Avenue. The density of the overall development is shown at 8 dwelling units per acre. All lots face Charismatic Court which is a 48 foot wide residential local street. The lots range in size from 4,799 square feet up to 7,026 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0305	Accessory structure prior to principal use - expired	Approved by PC	August 2023
WS-0620-10	Reduced setbacks for an 8 lot single-family subdivision - expired	Held by PC	August 2011
ZC-1572-06 (ET-0351-09)	Extension of time to reclassify 1 acre from R-E to R-2 zoning	Approved by BCC	January 2010

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1572-06	Reclassified 1 acre from R-E to R-2 zoning	Approved by BCC	December 2006
TM-0389-02	147 single family residential lots	Approved by PC	October 2002
ZC-0432-02	Reclassified 18.8 acres from R-E to R-2 zoning - BCC excluded the subject parcels	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-24-0568	A waiver of development standards for street landscaping and to allow attached sidewalk along Levi Avenue for a single-family residential subdivision 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.

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

- 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 is advised that off-site improvement permits may be required.

Building Department - Addressing

- No comment.

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 #0429-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GRANT T. GEORGE

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
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