

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500168-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-502-005; 177-07-502-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.39
- Project Type: Single-family residential development
- Number of Lots: 28
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 20,880/24,839 (gross)/16,836/23,896 (net)

Project Description

The plans depict a proposed single-family residential development consisting of 28 lots on 14.39 acres with a density of 1.95 dwelling units per acre. The subdivision is bisected by Hinson Street. There are 12 lots located west of Hinson Street, and 16 lots are located east of Hinson Street. The entire project will be developed to the RS20 standards per Title 30.

West portion of development (Lots 1 through 12):

On the northwest portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Hinson Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Hinson Street.

East portion of development (Lots 13 through 28):

On the northeast portion of the development, Lots 13 through 20 face internally toward a private street which is accessed from Schuster Street to the east. Access to the remaining lots (Lots 21 through 28) are from a private street which is also accessed from Schuster Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0770	A waiver of development standards to reduce setback, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and to waive full off-site improvements with a design review 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**

Staff finds that the design of the east portion of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Eldorado Avenue. Additionally, since staff is not supporting the related waivers of development standards and design review requests, staff recommends denial of the tentative map.

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; 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- 30 days upon conveyance of the land to record said separate document for the Warm Springs Road improvement project;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements.

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 #0011-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (Comprehensive Planning: provide a 5 foot asphalt path along Hinson Street, Mardon Avenue, and Schuster Street; Public Works: Hinson Street, Mardon Avenue, and Schuster Street to be developed to non-urban rural road standards; execute a Restrictive Covenant Agreement (deed restrictions)).

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

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