

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:

TENTATIVE MAP consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)

RELATED INFORMATION:

APN:

177-12-102-014

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Single family residential development
- Number of Lots: 20
- Density (du/ac): 5.8
- Minimum/Maximum Lot Size (square feet): 4,284/9,963

The plans depict a single family residential development consisting of 20 lots on 3.5 acres with a density of 5.8 dwelling units per gross acre. The minimum and maximum lot sizes are 4,284 square feet and 9,963 square feet, respectively. Access to the site is granted via a 38 foot wide, north/south private street (Widley Street) that connects to Warm Springs Road. Widley Street provides direct access to Lots 13 through 18, and terminates into a stub street. A second 38 foot wide, east/west private street (Mariana Court) within the development provides access to Lots 1 through 12, 19, and 20. Mariana Court terminates into a stub street and cul-de-sac bulb at the west and east portions of the subdivision, respectively. An existing 5 foot wide attached sidewalk is located adjacent to Warm Springs Road. Four foot wide sidewalks are proposed within the interior of the development at the following locations: 1) the west side of Widley Street adjacent to Lots 16 through 18; 2) the east side of Widley Street adjacent to Lot 1; and 3) the north side of Mariana Court adjacent to Lots 1 through 8, 19, and 20.

Landscaping

The plans depict a 10 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Warm Springs Road. The street landscape area consists of large trees, shrubs, and groundcover. A 5 foot wide landscape area is provided along the east and west sides

of Lots 20 and 1, respectively. Trees, shrubs, and groundcover are provided within this landscape area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|-------------|
| ZC-19-0493 | Reclassified this site to C-P zoning for a medical complex consisting of 2 buildings | Approved by BCC | August 2019 |
| CP-0509-17 | Changed the land use plan designation for a portion of the site from RNP to OP | Approved by BCC | April 2018 |
| CP-0807-07 | Changed the land use plan designation for a portion of the site from RNP to OP | Approved by BCC | June 2008 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|----------------------------------|--|
| North | Ranch Estate Neighborhood (up to 2 du/ac) & Public Use | RS20 | Union Pacific Railroad, undeveloped, & single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 | Single family residential |
| East | Neighborhood Commercial | CP | Union Pacific Railroad, undeveloped, & office complex |
| West | Neighborhood Commercial | RS20 | Single family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| PA-24-700003 | A plan amendment to redesignate the land use from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood is a companion item on this agenda. |
| ZC-24-0095 | A zone change request to reclassify this site to RS3.3 zoning for a single family residential development at 5.8 dwelling units per acre is a companion item of this agenda. |
| WS-24-0096 | A waiver of development standards for setback, wall height, detached sidewalk and increased fill 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. However, since staff is not supporting the companion items, staff cannot support this application.

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 will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0302-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118