

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500088-CHAI SS24, LLC:**

**TENTATIVE MAP** consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-24-801-010

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Project Type: Single-family residential development
- Number of Lots: 21
- Density (du/ac): 8.46
- Minimum/Maximum Lot Size (square feet): 2,907/3,533

Project Description

The plans show a proposed 21 lot single-family detached residential development. The overall site is 2.48 acres with a density of 8.46 dwelling units per acre. The lots range in size from 2,907 square feet to 3,533 square feet and each feature a 20 foot driveway. Seven subdivision lots are proposed to be located along Edmond Street, a public street which will have a 55 foot wide right-of-way after dedication of an additional 25 feet. Access to the remaining 14 lots is provided from Kilarski Court, a private 39 foot wide street. A second 37 foot wide private street, Maltby Avenue, provides the roadway connection between Edmond Street and Kilarski Court. Edmond Street is proposed to have a 5 foot wide detached sidewalk. Maltby Avenue and Kilarski Court feature a 4 foot wide attached sidewalk along the north and west sides of these streets. The subdivision includes 3 common elements. Common Elements A and B are located on the north and south sides of Maltby Avenue and include a meandering sidewalk or pathway which connect the sidewalks on Kilarski Court to the sidewalk on Edmond Street. Common Element C is located at the northeast corner of the development adjacent to a cul-de-sac for Kilarski Court and includes a meandering sidewalk or pathway and a 5 foot wide drainage easement along the north property line. The common elements are proposed to serve as a common open space for the development which is required for property in the RS2 zone.

**Surrounding Land Use**

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

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| PA-25-700025              | A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.     |
| ZC-25-0366                | A zone change from RS20 to RS2 is a companion item on this agenda.  |
| VS-25-0367                | A vacation and abandonment of easements is a companion item on this agenda.   |
| WS-25-0368                | A waiver 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**

The tentative map is designed such that there is no double frontage or through lots in the subdivision, and side lines of lots are approximately at right angles to the street. The proposed lots do not access any arterial or collector streets, all lots front on local streets, and all lots face into the cul-de-sac. However, since staff is not supporting the companion plan amendment and zone change, staff is unable to support this tentative map 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 will be forwarded to the Board of County Commissioners' meeting for final action on August 6, 2025 at 9:00 a.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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Building Department - Addressing**

- Maltby Avenue is an extension of Kennedy Hill Avenue and shall assume the name Kennedy Hill Avenue;
- Approved street name list is required from the Combine Fire Communications Center.

### **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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,  
NV 89147