

OLETA & MOHAWK  
(TITLE 30)

OLETA AVE/MOHAWK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:**

**TENTATIVE MAP** consisting of 16 single family residential lots on 9.8 acres in an R-E (RNP-D) Zone.

Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-24-601-013; 176-24-601-019; 176-24-601-051; 176-24-601-055

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 16
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,792/23,590 (gross)/18,428/21,956 (net)
- Project Type: Single family residential development

The submitted plans depict a proposed single family residential development consisting of 16 lots with a density of 1.7 dwelling units per acre. Oleta Avenue will be dedicated and runs east to west and bisects the development and provides access to the parcels. The plan shows that Lots 1 through 4 face west toward Mohawk Street only.

The northern portion of the proposed development (north of Oleta Avenue) include Lots 5 through 7 and Lots 14 through 16 and are accessed via 1 private street which terminates in a cul-de-sac on the north end of the private street.

The southern portion of the proposed development (south of Oleta Avenue) include Lots 8 through 10 and Lots 11 through 13. Access is also via a private street which terminates in a cul-de-sac on the southern end of the private street.

The subdivision includes detached sidewalks with landscaping on the western portion of the development adjacent to Lindell Road. Oleta Avenue and Mohawk Street will be improved to rural street standards. Side yards for Lots 7, 8, 13, and 14 (north and south of Oleta Avenue) will be adjacent to a 7.5 foot wide landscape strip. Lastly, the plans show that the lot sizes of this subdivision comply with the Title 30 minimum gross lot size of 20,000 square feet and minimum net lot size of 18,000 square feet.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1098-07	Place of worship - expired	Approved by BCC	January 2008
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
West	Ranch Estate Neighborhood (from 2 du/ac to 3 du/ac)	R-E (RNP-I) & R-D	Single family residential

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

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0620	A waiver of development standards for increased retaining wall height and design reviews for increase finished grade and propose single family residences is a companion item on this agenda.
VS-23-0621	A vacation and abandonment for easements is a companion item on this agenda.

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### **Analysis**

##### **Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30, and therefore staff can 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**

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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Lindell Road;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Comprehensive Planning - Addressing**

- No comment.

**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.

**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 #0213-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (use rural road standards; delete Public Works condition #3; amend Public Works bullet #4 to the following: right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE HOMES

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