

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500081-GTL PROPERTIES LLP:

TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001 ptn

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.38
- Project Type: Single-family residential development
- Number of Lots: 56
- Density (du/ac): 8.78
- Minimum/Maximum Lot Size (square feet): 2,765/4,279

Project Description

The plans depict a proposed single-family residential subdivision. The subdivision will have a single gated entry to the site from Burnham Avenue. All internal private streets have 5 foot wide sidewalk on one side of the streets, and they all measure 44 feet wide except for Street A, which measures 39 feet wide. Street A located on the north side of the subdivision terminates as a stub street, where Street C located on the south side of the subdivision terminates as a stub street on the east side and as a cul-de-sac on the west side.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0085	Vehicle/body shop and vehicle repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	October 2012
WS-0728-04	Additional freestanding signs, increased sign height, and reduced sign separation for replacement of 2 existing freestanding signs in conjunction with an automobile sales and repair facility	Approved by PC	June 2004
VC-234-93	Permit automobile repair and body shop in conjunction with an existing automobile sales facility - expired	Approved by PC	March 1993
VC-175-85	Permit an electric message unit in conjunction with an existing pylon sign	Approved by PC	May 1985
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Public Use	PF	School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development

Related Applications

Application Number	Request
PA-25-700023	A plan amendment to redesignate a portion of the site from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0319	A zone change to reclassify a portion of the site from CG to RS2 is a companion item on this agenda.
VS-25-0320	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-25-0321	Waivers of development standards with a 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**

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Burnham Avenue. Due to the location of the subdivision on the northeast corner of Burnham Avenue and Karen Avenue, Karen Avenue experiences a high volume of traffic and a school is located to the south. If another point of access is provided to the subdivision via Karen Avenue, it would cause an increase in traffic to the subdivision. The subdivision features a cul-de-sac which is the preferred method for turnaround. 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 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**

- 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 spandrel at the intersection of Karen Avenue and Burnham Avenue;

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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

- All street shall have approved names and suffixes;
- Approved street name list is required from the Combined 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 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: KB HOME, 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118