

08/18/21 BCC AGENDA SHEET

LE BARON/EDMOND 2.5
(TITLE 30)

LE BARON AVE/EDMOND ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:

TENTATIVE MAP consisting of 15 residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-501-019

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 15
- Building Height (feet): Up to 25
- Floor Plans (square feet): 2,555/2,170/1,845
- Density (du/ac): 6.0
- Minimum/Maximum Lot Size (square feet): 3,296/10,493
- Project Type: Single family residential

The plans depict a 15 lot single family residential subdivision on 2.5 acres at a density of 6.0 dwelling units per acre. Access to the subdivision is from Clayton Court (off of Edmond Street) that will terminate in a cul-de-sac for Lots 5 through lot 12 with Lots 1 through lot 4 and Lots 13 through lot 15 with access directly onto Edmond Street. The residential lots will range in size from 3,296 square feet to 10,493 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1659-02	MPC Cactus Hill	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Residential Suburban	R-2	Single family residential
South	Public Facilities	R-E	Utility station

Related Applications

Application Number	Request
ZC-21-0338	A zone change from R-E to R-2 zoning for a residential development is a companion item on this agenda.
VS-21-0337	A vacation and abandonment of patent 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

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 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;
- Right-of-way dedication to include 30 feet for Edmond Street.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Cayton Court is a street name sound alike and shall have an approved name.

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 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.

Building Department - Fire Prevention

- 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 #0196-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (provide purchaser of Lots 1 through 4 and Lots 9 through 15 with a stand-alone disclosure document showing NV Energy easement and useable lot area).

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

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