

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

TENTATIVE MAP consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-10-101-004; 176-10-101-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.37
- Project Type: Single-family residential development
- Number of Lots: 43
- Density (du/ac): 9.84
- Minimum/Maximum Lot Size (square feet): 2,975/4,456

Project Description

Access to the development is granted via a proposed north/south private street, measuring 43 feet in width, that connects to Warm Springs Road. A secondary point of access to the development is granted via a proposed 43 foot wide east/west private street, Tenaya Springs Avenue, that connects to Pioneer Way and the private north/south street within the subdivision. Lots 30 through 43 front along Pioneer Way. A 4 foot wide attached sidewalk is proposed along the west side of the north/south private street and along the north and south sides of Tenaya Springs Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0567-13	Nonconforming zone change from C-2 to R-2 - expired	Approved by BCC	December 2013
NZC-1839-03 (ET-0065-07)	First extension of time to reclassify the site from R-E to C-2 subject to removing the time limit	Approved by BCC	April 2007
NZC-1839-03	Reclassified the site from R-E to C-2 for a shopping center	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

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

Related Applications

Application Number	Request
ZC-25-0447	A zone change from CG to RS2 is a companion item on this agenda.
VS-25-0448	A vacation and abandonment for government patent easements and portions of right-of-way is a companion item on this agenda.
WS-25-0449	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**

Staff is not supporting the associated waiver of development standards and design review requests; therefore, staff recommends denial of the tentative map.

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.

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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- 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 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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (add a 5 foot easement for landscaping behind the sidewalk on all lots along Pioneer Way).

APPROVALS:

PROTESTS:

APPLICANT: FRED SADRI

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