

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500030-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-06-405-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.02
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.99
- Minimum/Maximum Lot Size (square feet): 20,012/24,420 (gross)/17,055/24,060 (net)

Project Description

The proposed subdivision layout consists of 2 lots (Lots 7 and 8) facing north toward Capovilla Avenue. Lots 2, 3, and 6 are flag lots and are located along the west property line of the subdivision and have access from Arville Street to the east. Lots 1, 4, and 5 also face east towards Arville Street. Lot 1 is adjacent to the intersection of Warm Springs Road and Arville Street and has the smallest net lot size being 17,055 square feet which is under the 18,000 square foot minimum allowed per Title 30; however in the RS20 zoning district, a lot adjacent to an arterial or collector street may reduce the net lot area by no more than 10% per Section 30.02.25C.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship & single-family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-26-0120	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
WS-26-0121	A waiver of development standards and design review for a single-family residential subdivision 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, the proposed design conflicts with Section 30.04.09B.5 and Section 30.04.09B.5, which does not encourage single-family residential access to arterial or collector streets and require such lots to front a local street or face into the subdivision. In addition, staff does not support the companion waivers of development standards and the design review, therefore, staff cannot 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**

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;
- Off-sites to include conduit and pull boxes for streetlights for Arville Street and Capovilla Avenue;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Springs Road;
- Applicant to construct circular driveways for Lots, 1, 4 and 5;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Warm Springs Road;
- 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 Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

#### **Building Department - Addressing**

- The street suffixes shall be spelt out.

#### **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**

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

#### **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 #0456-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (change Public Works condition #3 to: off-sites to include a conduit and pull box for streetlights on Arville Street; add Public Works condition for Capovilla Avenue to be developed to non-urban/rural standards; provide a 5 foot asphalt path along Capovilla Avenue; and execute restrictive covenant agreement deed restrictions).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV  
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