

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500050-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:

AMENDED TENTATIVE MAP consisting of 50 (previously 54) single-family residential lots and common lots on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Jones Boulevard within Spring Valley.
MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-101-002; 163-36-102-001

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.21
- Project Type: Attached single-family residential development (Townhomes)
- Number of Lots/Units: **50**
- Density (du/ac): **11.88**
- Minimum/Maximum Lot Size (square feet): **1,848/3,477**

Tentative Map Description

The proposed attached single-family residential subdivision will be subdivided into a total of **50 lots** with a density of **11.88** dwelling units per acre with access provided via 30 foot and **38 foot** wide private streets from Russell Road. All lots will be oriented along internal private streets. The lots will range in size from **1,848** square feet up to **3,477** square feet. The site is also proposing **10,548 square feet** of common open space where **10,000 square feet** is required **within a large central area in the north-central portion of the site.**

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1506-94	Street name change for a portion of right-of-way known as Redrock Street to Red Rock Street	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RS2 & CP (AE-60)	Single-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP & AE-60)	Single-family residential
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CG (AE-60)	Commercial complex

Related Applications

Application Number	Request
PA-26-700014	A plan amendment from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-26-0182	A zone change from RS20 to RS2 is a companion item on this agenda.
VS-26-0181	A vacation and abandonment of rights-of-way is a companion item on this agenda.
WS-26-0183	A waiver of development standards for an attached single-family residential development (townhouse) 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 the reduction in lot size for **many** of the lots is a self-imposed hardship and the project could be developed to maintain the lot sizes required by Code. Additionally, staff is not supporting the accompanying plan amendment and zone change requests along with other waivers of developments standards requests, which are required for this subdivision. For these reasons, staff is unable to support this request.

Department of Aviation

The currently planned land use designation is Neighborhood Commercial (NC), and the current zoning is Residential Single-Family 20 (RS20), which permits many airport-compatible uses. The proposed land use designation of Compact Neighborhood (CN) and proposed zoning of Residential Single Family 2 (RS2) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this requested use is incompatible with current and future noise levels present at this location. The parcels 163-36-101-002 and 163-36-102-001 lie fully within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County continues to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this non-conforming zone change is incompatible with current and future noise levels at this present location. Staff recommends denial.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: May 19, 2026 – APPROVED – Vote: Unanimous 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;
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- The applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- The applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- The applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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

- 30 foot streets are not code compliant.

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0457-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

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