

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500026-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.26
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 6.35
- Minimum/Maximum Lot Size (square feet): 3,533/5,435

Project Description

The plans show a proposed 8 lot single-family detached residential development located on the south side of Le Baron Avenue and the east side of Hinson Street. The plans show the overall site is 1.26 acres with a density of 6.35 dwelling units per acre. The lots range in size from 3,533 square feet up to 5,435 square feet. The plans show 6 of the 8 lots will front and obtain access directly from Hinson Street. The remaining 2 lots will be located behind and to the east of the 6 lots along Hinson Street. These 2 lots will be accessed through a 25 foot wide private street that will take access from Hinson Street. The plans show the private street will run east to west and extend the width of the subdivision. The private street will terminate in a stub and is approximately 120 feet long. Five foot wide attached sidewalks are provided along both Hinson Street and Le Baron Avenue. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the south and east property lines.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0122	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0123	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0121	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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

The lots are only accessible from internal private streets or external local streets. There are no double frontage lots, as common lots or other lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of attached sidewalks on the exterior of the site to be a safety hazard and not compatible with the density of the site and the surrounding area. Additionally, staff recommends denial of the accompanying design review which could result in design changes that affect the layout of the tentative map. As a result, staff cannot support the lack of detached sidewalks and the accompanying design review; and therefore, 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel.

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.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0468-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

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