

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500007-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 24 single-family residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-07-601-004; 177-07-602-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 12.45
- Project Type: Single-family detached development
- Number of Lots: 24
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 21,097/25,112 (gross)/18,035/21,191(net)

Project Description

The plans depict a proposed single-family residential development consisting of 24 lots on 12.45 acres with a density of 1.92 dwelling units per acre. The subdivision is bisected by Schirlls Street. There are 12 lots located west of Schirlls Street, and 11 lots are located east of Schirlls Street. The entire project will be developed to the RS20 standards per Title 30.

West portion of development (Lots 1 through 12):

On the north portion of the subdivision, Lots 1 through 4 face internally toward a private street which is accessed from Schirlls Street. South of Lots 1 through 4, the plan shows that Lots 5 through 12 also face internally toward a second private street which is also accessed from Schirlls Street.

East portion of development (Lots 13 through 24):

On the northeast portion of the development, Lots 13 through 24 face internally toward a private street which is accessed from Eldorado Lane to the north.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved By BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0039	A waiver of development standards to reduce setback, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and to waive full off-site improvements with a 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 finds that the design of the east portion of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Schuster Street. Furthermore, the design of the west portion of the development also lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Hinson Street. Additionally, staff is not supporting the related waivers 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

### **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**

- 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**

- 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.
- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking

#0027-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (Comprehensive Planning: provide a 5 foot asphalt path along Eldorado Lane, Schirlls Street, Hinson Street, Maulding Avenue, and Arville Street; Public Works: Eldorado Lane, Schirlls Street, Hinson Street, Maulding Avenue, and Arville Street to be developed to non-urban rural road standards).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC.

**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146