

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500114-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-16-501-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 4.92
- Project Type: Single family residential subdivision
- Number of Lots: 10
- Density (du/ac): 2.03
- Minimum/Maximum Lot Size (square feet): 20,285/23,564 (gross)/18,002/19,027 (net)

Project Description

The plans depict a proposed single family residential development consisting of 10 lots on 4.92 acres for a density of 2.03 dwelling units per acre. All proposed lots within the subdivision will be served by a 37 foot wide private street with no sidewalks, and access from Valadez Street, terminating in a cul-de-sac. The gross lot areas range from 20,285 square feet to 23,564 square feet. The net lot areas range from 18,002 square feet to 19,027 square feet. A 10 foot wide landscape area is located along Valadez Street, where the public right-of-way terminates in a cul-de-sac and the private street enters the proposed subdivision.

**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 from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential

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

### Related Applications

Application Number	Request
WS-24-0527	A request for waivers of development standards and design review for a 10 lot 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

Staff finds that although the design of the subdivision lacks connectivity to a secondary street, there is only one single point of entry and exit to the development via Valadez Street due to the development being surrounded by existing subdivisions. However, since staff is not supporting the companion waivers related to increase retaining wall height and fill, staff cannot support this application.

#### 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**

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE HOMES

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