

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC
CASH BALANCE PLN:**

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:**APN:**

176-13-601-033

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 2.4
- Minimum/Maximum Lot Size (square feet): 10,140/15,607 (gross)/10,140/14,555 (net)

Project Description

The plan depicts a 6 lot single-family detached residential subdivision located at the northeast corner of Camero Avenue and Hauck Street. The plans show the overall site is 2.5 acres with a density of 2.4 dwelling units per acre. The lots range in size from a gross area of 10,140 square feet up to 15,607 square feet and a net lot size of 10,140 square feet up to 14,555 square feet. One common element is shown along Camero Avenue along with 3 internal common elements. The internal common elements consist of 2 narrow strips on the north side of Lot 6 and the south side of Lot 1 and another narrow strip located at the peak of the hammerhead. The provided plans show a minimum front setback of 10 feet is proposed along with 5 foot setback reductions along the interior side, street side, and rear to 5 feet, 10 feet, and 20 feet, respectively. The subdivision, except for Lots 1 and 6, will have access through a 39 foot wide private street with a 4 foot wide attached sidewalk along the northern portion of the street and will take access from Hauck Street. The plans show the private street will run east to west and extends the length of the subdivision and will terminate as a hammerhead turn around design. Four of the lots will be accessed from the proposed internal street with Lots 1 and 6 facing and accessed directly from Hauck Street. The plans show the provided driveways will be at least 20 feet long and will be 37 feet wide. Five foot wide detached sidewalks are provided along both Hauck Street and Camero

Avenue. The provided cross sections show a 5 foot tall retaining wall along with 5 feet of increased fill is needed along the northern and eastern property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Added the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
UC-0480-99	Allowed the installation of 138kV & 230kV overhead transmission lines up to 110 feet in height	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Neighborhood Commercial	RS20	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-Family Residential

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

Related Applications

Application Number	Request
PA-25-700004	The redesignation of the site from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood land use designation is a companion item on this agenda.
ZC-25-0082	The reclassification of the site from the RS20 zone to the RS10 zone with the removal of the NPO-RNP Overlay is a companion item on this agenda.
WS-25-0083	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0081	A vacation and abandonment of government patent easement 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, with rows of lots on each side of the street, or from external local streets. There are no double frontage lots, as common 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 hammerhead cul-de-sacs is not the preferred design of terminating streets and has concerns the design would impact the proper movement of traffic within the site and could

impact the lots adjacent to these terminating points. As a result, staff is unable to support this tentative map 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on **May 21, 2025** at 9:00 a.m., unless otherwise announced.

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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb 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

- 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 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 and reference POC Tracking #0164-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 04/15/25 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118