

12/17/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**

**TENTATIVE MAP** consisting of 60 single-family residential lots and common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-34-101-001 through 177-34-101-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 8.27
- Project Type: Single-family detached residential subdivision
- Number of Lots: 60
- Density (du/ac): 7.25
- Minimum/Maximum Lot Size (square feet): 3,465/5,655

The site plan depicts a 60 lot single-family detached residential subdivision located south of Cactus Avenue and on the east and west sides of Amigo Street. The plans show the overall site is 8.27 acres with a density of 7.25 dwelling units per acre. The site is bisected by Amigo Street creating a nearly symmetrical east and west half with the west half containing 31 lots and the east half containing 29 lots. The lots range in size from 3,465 square feet up to 5,655 square feet with lots generally measuring 35 to 40 feet wide and 99 to 123 feet long. Each side of the subdivision will have access through 2, 48 foot wide public streets that include 5 foot wide attached sidewalks on each side of the street. Both streets will take access from Amigo Street with the streets along the same alignment. In addition, both public streets will terminate in a 39 foot wide cul-de-sac. A 24 foot wide emergency access and utility easement is located in the northeast and northwest corner of the subdivisions and connects the cul-de-sac with Cactus Avenue to the north.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0187	Vacation and abandonment of patent easements and portions of Amigo Street and Cactus Avenue - expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from an R-E zone to a C-1 zone for a retail complex with a convenience store and gasoline station (middle parcel) - UC/WS/DR - expired	Approved by BCC	June 2021
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development (middle parcel)	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1 lot commercial subdivision for APN 177-34-101-003 - expired	Approved by PC	March 2008
DR-1187-06	Shopping center on APN 177-34-101-003 (east parcel) - expired	Approved by PC	October 2006
TM-0696-05	1 lot commercial subdivision for APN 177-34-101-003 (east parcel) - expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from a C-P zone to a C-1 zone for a shopping center (east parcel)	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from an R-E zone to a C-1 zone (reduced to C-P) (east parcel) - expired	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from an R-E zone to a C-1 zone for a shopping center (west parcel)	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive - recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from an R-E Zone to C-P for an office building (east parcel) - expired	Approved by BCC	March 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential; single-family detached planned unit development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

## Related Applications

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0625	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
WS-24-0626	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
VS-24-0624	Vacation and abandonment patent easements and portions of right-of-way 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 proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in a cul-de-sac, the County's preferred terminating apparatus. Secondary emergency access is also provided for each side of the subdivision. The lots are only accessible from internal public streets with rows of lots on each side of the street and 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 finds this request meets the tentative map requirements and standards for approval as outlined in Title 30 and is able to support this tentative map request.

#### Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 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**

- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Traffic Signal Improvements at Various Locations 209 improvement project. 90 days to record said separate document for the Traffic Signal Improvements at Various Locations 209 improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along Cactus;
- 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.

### **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; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

### **Fire Prevention Bureau**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG #212, the diameter of the cul-de-sac is required to be 116 feet.
- 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 #0165-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TAYLOR MORRISON

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135