

05/17/23 BCC AGENDA SHEET

WARM SPRINGS & SCHIRLLS  
(TITLE 30)

WARM SPRINGS RD/SCHIRLLS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500033-PN II, INC.:**

**TENTATIVE MAP** consisting of 16 lots and common lots on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-06-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 16
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,673/32,571 (gross)/18,003/24,666 (net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 16 lots on 9.8 acres with a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 20,673 square feet and 32,571 square feet, respectively. The minimum and maximum net lot sizes are 18,003 square feet and 24,666 square feet, respectively. The 16 residential lots take direct access from an internal 38 foot wide private street (Street A) that connects to Schirlls Street via a 59 foot wide private street (Avenue A). The private street (Street A) servicing the proposed development is oriented in a north/south direction and terminating in cul-de-sac bulbs located adjacent to Lots 3 through Lot 6 (north portion of development) and Lots 12 through Lot 14 (south portion of development). Avenue A, a private street, is oriented in an east/west direction and includes a 10 foot wide landscape median located within the center of the private right-of-way. The maximum increase in finished grade occurs predominantly on the east side of the development, adjacent to Schirlls Street.

### Landscaping

The plans depict a 16 foot wide street landscape area, including 2 detached 5 foot wide asphalt sidewalks, that will be constructed within the right-of-way along Warm Springs Road. A 10 foot wide landscape area, consisting of large trees planted 40 feet on center, will be located behind the asphalt sidewalk within the boundaries of the development. A 10 foot wide landscape area, consisting of large trees, is located immediately adjacent to Schirlls Street and Arby Avenue. A 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is located along the east portion of the development, adjacent to Schirlls Street and the south portion of the development, adjacent to Warm Springs Road. Per Code, a 12 foot high wall (6 foot retaining wall and 6 foot screen wall) is permitted if minimum landscape areas of 6 feet and 10 feet, respectively, are provided along the local (Schirlls Street) and arterial (Warm Springs Road) streets. Street landscape areas measuring 10 feet in width are located along the north side of Lot 16 and the south side of Lot 1, both of which are adjacent to Avenue A.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Reclassified the project site 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</b>	<b>Existing Land Use</b>
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0144	A proposed 16 lot single family residential development with waivers for alternative street landscaping; and non-standard improvement within the right-of-way with a design review for finished grade is a companion item on this agenda.
VS-23-0145	A request to vacate and abandon patent easements is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

#### **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**

Approval.

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, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;
- Applicant to install full off-site improvements on Warm Springs Road or pay a contribution for the Warm Springs Road improvement project as determined by Public Works;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Comprehensive Planning - Addressing**

- No comment.

**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 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**

- No comment.

**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 #0329-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC

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