

WARM SPRINGS & TENAYA
(TITLE 30)

PIONEER WY/WARM SPRINGS RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500050-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 147 single family residential lots and 8 common lots on 18.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-101-006; 176-10-196-001; 176-10-199-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 18.7
- Number of Lots: 147 (lots)/8 (common elements)
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,320/9,0225 (gross and net)
- Project Type: Single family residential subdivision

The tentative map depicts a proposed single family residential subdivision located on the south side of Warm Springs Road and the east side of Pioneer Way (alignment). The site includes 3 parcels, the first being APN 176-10-101-006 which will be designed to incorporate 147 proposed single family residential parcels and 8 common elements. The proposed subdivision has a density of 7.8 dwelling units per acre. APNs 176-10-196-001 (portion of a flood channel southwest corner) and 176-10-199-011 (portion of right-of-way along east property line) are parcels located within the site. These remnant parcels are proposed to be vacated through a companion application since they are no longer needed for the development. Access to the site is located along the west property line adjacent to Pioneer Way (alignment). Lot 1 through Lot 7 and Lot 119 through Lot 134 face west towards Pioneer Way. The remaining lots within the subdivision face internally towards the proposed private streets. The plans also depict a pedestrian access easement to be privately maintained on the northwest corner of the site which connects to a proposed detached sidewalk along the north property line adjacent to Warm Springs Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (from 8 to 18 du/ac)	R-3 & R-2	Townhomes & single family residential
West	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Undeveloped & single family residential

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

Related Applications

Application Number	Request
ZC-22-0151	A conforming zone change to reclassify the site from R-E to R-2 zoning, waivers for increased retaining wall height, increased building height, reduced driveway separation, and a design review for a single family residential subdivision and increased finished grade is a companion item on this agenda.
VS-22-0152	A vacation and abandonment for rights-of-way 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**Current 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:

Current 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to accommodate a taper from 25.5 feet to 30 feet for Pioneer Way to match the west side of the street, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout and a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Warm Springs Road, just east of Pioneer Way.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- 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 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 #0123-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER VERAS

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146