

CAMERON AND FRIAS  
(TITLE 30)

FRIAS AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 46 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northwest corner Frias Avenue and Cameron Street within Enterprise.  
JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-301-018; 177-30-301-022

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 46 (residential units)/4 (common lots)
- Density (du/ac): 9.2
- Minimum/Maximum Lot Size (square feet): 1,836/3,564
- Project Type: Planned Unit Development
- Open Space Required/Provided: 11,572/40,662

The plans depict a Planned Unit Development for a detached single family residential subdivision with 46 units and 4 common lots. Access to the proposed development is from Cameron Street and will have interior private access drives that are 30 feet wide to accommodate fire and utility access. The project will not be gated and will include 1 point of access from the east along Cameron Street. Perimeter public streets include Cameron Street, which is a 30 foot wide half street with an attached 5 foot wide sidewalk; Ullom Street, which is a 30 foot wide half street right-of-way with attached 5 foot sidewalks; and Frias Avenue, which is a 30 foot wide half street right-of-way with an attached 5 foot sidewalk. Resident parking will be provided through 2 car garages and includes a separate parking lot for visitor parking as on-street parking will be prohibited.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-3	Single family residential & undeveloped
South	Compact Neighborhood (up to 18 du/ac) & Public Use	R-4 & R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Commercial retail

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-22-0444	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.
ZC-22-0443	A zone change from an R-E to an RUD zone with Planned Unit Development for 46 units 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; however, approval of this request is contingent upon approval of ZC-22-0443 including provisions for use permits and waiver of development standards, which staff cannot support.

**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.

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**

If approved:

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cameron Street, 30 feet for Frias Avenue, and associated spandrel;
- Clark County Fire Prevention approval of reduced street width and street elbows.

#### **Current Planning Division - Addressing**

- Private 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**

- 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;
- All proposed single family residential submittals will comply with code requirements for residential streets: 503.2.1.1 Parallel Parking Permitted on Both Sides; where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for Fire Apparatus Roads serving 1 and 2 family dwellings.
- 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 #0307-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** October 4, 2022 – HELD – To 10/19/22 – per the applicant.

**COUNTY COMMISSION ACTION:** October 19, 2022 – HELD – To 11/16/22 – per the applicant.

**APPLICANT:** KB HOME LAS VEGAS

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST, BOSTON, MA 02116