

03/21/23 PC AGENDA SHEET

BERMUDA & ELDORADO  
(TITLE 30)

ELDORADO LN/BERMUDA RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:**

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-09-604-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 8
- Density (du/ac): 4.0
- Minimum/Maximum Lot Size (square feet): 7,930/10,440
- Project Type: Single family residential

The plans depict a proposed single family residential development consisting of 8 residential lots and 2 common element lots at a density of 4.0 dwelling units per acre. Lot sizes range from a minimum of 7,930 square feet to a maximum of 10,440 square feet, with an average lot size of 8,641 square feet. The lots will be served by a 40 foot wide private street with no sidewalk that terminates into a hammerhead. Access to the project is from Eldorado Lane.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

Application Number	Request
NZC-23-0010	A nonconforming zone change request to reclassify the site from R-E to R-1 zoning for a single family residential development and a design review to allow a hammerhead street design is a companion item on this agenda.
VS-23-0011	A vacation and abandonment of government patent easements and 5 foot wide portions of right-of-way being Eldorado Lane and Bermuda Road 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. However, since staff cannot support the zone change and design review requests under NZC-23-0010, staff cannot 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 April 19, 2023 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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive 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.
- 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.

**Comprehensive Planning Division - 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0350-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ADAVEN HOMES, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118