

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**

**TENTATIVE MAP** consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-15-401-005; 176-15-401-016

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.05
- Project Type: Single-family detached residential
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 19,000/23,880 (gross)/18,009/23,843 (net)

Project Description

The plan depicts a 9 lot single-family subdivision with no common lots on 5.05 acres. The density is calculated at 1.8 dwelling units per acre. The gross lot size ranges from a minimum of 19,000 square feet to a maximum of 23,880 square feet. The net lot size ranges from 18,009 square feet to 23,843 square feet. All lots within the subdivision will front on and access existing local streets. The gross area of 7 lots will be less than 20,000 square feet. The net area for all lots will be 18,009 square feet or greater. The plan proposes 2 flag lots with 1 having access to Ford Avenue and the other having access to Torino Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified these parcels and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-0466-02	Major Project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0730	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-24-0731	A waiver of development standards and design review for a single-family residential development 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

##### **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, 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- No block walls or landscaping within sight visibility zones;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Ford Avenue, Monte Cristo Way and Torino Avenue.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided for any new street names.

**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.
- 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 #0341-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (provide 5 foot wide asphalt path along Ford Avenue, Monte Cristo Way, and Torino Avenue).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147