

04/15/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500039-MICHAEL JOHN T:

TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-12-102-002; 177-12-102-014

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.83
- Project Type: Single-family residential subdivision
- Number of Lots: 5
- Density (du/ac): 6.02
- Minimum/Maximum Lot Size (square feet): 4,168/8,246

The plans show a proposed 5 lot single-family detached residential subdivision (Phase 2) located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street. The subject site is currently occupied by an existing 1,945 square foot single-family residence that will be demolished to accommodate the proposed subdivision. The plans show the proposed single-family residential subdivision on the subject site is a second phase expansion of the previously approved 20 lot single-family residential subdivision to the east (Phase 1). The plans show Phase 2 (subject site) is 0.83 acres with a density of 6.02 dwelling units per acre. The lots in the proposed subdivision will range in size from 4,168 square feet up to 8,246 square feet. The plans show all lots will be accessed from an interior 42 foot wide north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the west side of the street. The private street runs approximately 157 feet through the length of the subdivision and terminates in a stub street. The proposed private street will connect with the street network of the previously approved subdivision to the east and through this network will access Warm Spring Road. Inclusive of the portion of the street on the adjacent property, the full length of the private stub street will reach 280 feet long. Five foot wide attached sidewalks are provided along Warm Springs Road.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500025*	A tentative map consisting of 20 single-family residential lots	Approved by BCC	June 2024
WS-24-0096*	Design Review and waivers for a single-family residential subdivision	Approved by BCC	June 2024
ZC-24-0095*	Reclassified the site from CP to RS3.3 for a single-family residential subdivision	Approved by BCC	June 2024
PA-24-700003*	Redesignated the site from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood	Approved by BCC	June 2024
NZC-1264-07	Reclassified the site from R-E to CRT for a two-office building development - expired	Approved by BCC	January 2008
ZC-0116-03	Reclassified the site from CRT to C-P to convert an existing residence to an office	Denied by BCC	May 2003
ZC-1859-00	Reclassified the site from R-E to CRT to convert an existing residence to an office - expired	Approved by BCC	February 2001

*Applications related to the previously approved subdivision on APN 177-12-102-014.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20 & PF	Single-family residential development & Sunset Park
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development (Warm Springs & Topaz Phase 1)
West	Neighborhood Commercial & Public Use	RS20 & RS3.3	Single-family residential development

* Duck Creek Wash is located directly to the west and to the north across Warm Springs Road.

**Union Pacific Railroad right-of-way is located to the north of the site across Warm Springs Road.

Related Applications

Application Number	Request
PA-25-700011	A master plan amendment from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0163	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0164	A waivers 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

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in a stub street. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of a stub street over 150 feet to be a safety hazard and in this case would serve too many lots without an appropriate turnaround, such as a cul-de-sac. Additionally, staff has recommended denial on the accompanying waivers of development standards, which could result in design changes to the sidewalk and common elements that would affect the layout of the tentative map. As a result, staff cannot support this 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 May 21, 2025 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved names and suffixes.

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 at landuse@lasairport.com 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 #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146