

JONES ELDORADO
(TITLE 30)

JONES BLVD/ELDORADO LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500198-COLONNA, VINCENT A. & JUDITH A.:

TENTATIVE MAP consisting of 36 lots and common lots on 2.4 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-12-101-016

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Number of Lots: 36 plus 8 common elements
- Density (du/ac): 15.1
- Minimum/Maximum Lot Size (square feet): 1,192 (gross and net)/1,241 (gross and net)
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development situated on a 2.4 acre site consisting of 36 residential lots with a density of 15.1 dwelling units per acre. The project site is less than 5 acres, necessitating the waiver of development standards on the companion application NZC-20-0566 to the minimum area required for development of the site. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The proposed development features a total of 11 buildings, each containing 3 to 4 units that are adjacent to 30 foot wide private streets. The north/south private streets do not feature a sidewalk; however, 5 foot wide sidewalks are provided along the east/west private streets. Additional 4 foot wide sidewalks are provided along the east and west perimeter of the project site. The proposed development requires 9,056 square feet of open space where 14,550 square feet of open space is provided. Open space areas consisting of 4,073 square feet (common element A) and 3,210 square feet (common element G) are located at the southern portion of the project site, adjacent to Eldorado Lane and private street "A". Additional open space consists of common element H, measuring 5,997 square feet in area. Common element H features a 4 foot wide north/south and east/west

sidewalk that connects to 5 foot wide sidewalks adjacent to private streets “B” and “E”. The open space area features amenities such as picnic tables and benches. The remaining open space areas, common elements “E” (640 square feet) and “C” (630 square feet), feature 4 foot wide sidewalks connecting to the east and west property lines of the project site. A 4 foot wide sidewalk is located on both sides of private street “A”, that serves as the entrance to the development, and connects to Eldorado Lane.

Landscaping

The plans depict a 13 foot wide landscape area, with a 5 foot wide attached sidewalk located along Eldorado Lane and private street “A”. Twenty-four inch box trees planted 40 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A landscape area measuring between 5 feet to 11 feet in width is located along the southeastern perimeter of the site, adjacent to lots 32, 33, and the easterly terminating point of private street “B”. A landscape area measuring between 5 feet to 11 feet in width is located at the southwestern perimeter of the site, adjacent to lots 6, 7, and the westerly terminating point of private street “B”. The landscape areas located at the southeast and southwest perimeters of the site are adjacent to a single family residential development. Italian Cypress trees, with a minimum height of 8 feet, will be planted within these landscape areas adjacent to the single family residences. Medium, 24 inch box trees are planted 20 feet on center in a 10 foot wide landscape area along the north property line, adjacent to the existing residential development. The northeast and northwest portions of the project site do not include any landscaping adjacent to the existing single family residential development, due to the 4 foot wide internal sidewalk. Small, medium, and large 24 inch box trees are equitably distributed throughout the interior of the project site, adjacent to sidewalks and private streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential High (8 du/ac to 18 du/ac)	R-3	Single family residential
South	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-20-0566	A nonconforming zone change to reclassify 2.4 acres from an R-E to RUD zoning for an attached (townhouse) planned unit development is a companion item on this agenda.
VS-20-0567	A vacation and abandonment of patent easements is a companion item on this application.

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. Approval of this request is contingent upon NZC-20-0566. However, since staff is not supporting NZC-20-0566, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran 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 March 3, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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 include 30 feet for Eldorado Lane.
- Applicant is advised 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street 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 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.

Building Department - Fire Prevention

- 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 (streets A,B,C,D, and E).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148