

CHARTAN STAR LILY  
(TITLE 30)

**UPDATE**  
EDMOND ST/CHARTAN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500154-ELIOT HOLDINGS, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-36-701-008; 176-36-801-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 50
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 3,300/4,764
- Project Type: An attached single family residential development

The plan depicts a residential development consisting of attached single family residences within a hillside area. The plans depict a total of 50 residences with a density of 5 dwelling units per acre. Each residence will be located on its own lot and will share a common wall with one other residence. Access to the development will be provided by Chartan Avenue which will terminate in a radius cul-de-sac at the entrance of the development. Gates will be provided at the entrance to the development to control access. The call box for the gates is located 27 feet from the end of the proposed cul-de-sac at the end of Chartan Avenue. Access within the subdivision will be provided by 39 foot wide private streets which do not have sidewalks. The private streets will terminate in stub streets that will provide access to a maximum of 4 lots. The Edmond Street alignment is located along the western boundary of the site and terminating in a hammerhead designed turnaround at the northwest corner of the site rather than the County preferred radius bulb cul-de-sac design.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-0015-15	Tentative map for a 34 lot single family residential development - expired	Approved by PC	March 2015
ZC-0075-14	Approved to reclassify the site to an R-2 zone for a 34 lot single family residential development in a hillside area - expired	Approved by BCC	November 2014
ZC-1469-06	Approved to reclassify the site to an R-2 zone for a 74 lot single family residential development in a hillside area – expired	Approved by BCC	November 2006
TM-0439-06	Tentative Map for a 74 lot single family residential development - expired	Approved by BCC	December 2006
ZC-1512-05	Approved to reclassify the northern portion of this site to an R-2 zone for future single family residential development - expired	Approved by BCC	November 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project (Southern Highlands) Residential Suburban (up to 10 du/ac)	R-2	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel & single family residential development
East	Major Development Project (Southern Highlands) Residential Suburban (up to 10 du/ac) & Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcel & single family residential development
West	Public Facilities	R-E	Undeveloped parcel

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0454	Reclassify the site to an R-2 zone for an attached single family residential development is a companion on this agenda.
VS-20-0453	Vacation of easements 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, staff does not support ZC-20-0454; therefore, cannot support this tentative map.

### **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 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;
- Traffic study and compliance;
- Full off-site improvements on Chartan Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include a public County-approved turnaround at the Chartan Avenue terminus **and a County-approved turnaround at the Edmond Street terminus;**
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus.

**TAB/CAC: Enterprise - approval (delete item #4 in Public Works conditions; dedicate portion of Edmond Street cul-de-sac).**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** November 18, 2020 – HELD – To 12/02/20 – per the applicant.

**COUNTY COMMISSION ACTION:** December 2, 2020 – HELD – To 01/06/21 – per the applicant.

**COUNTY COMMISSION ACTION:** January 6, 2021 – HELD – To 02/03/21 – per the applicant.

**APPLICANT:** CHRISTOPHER HOMES, LLC

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