

SWC ARVILLE LE BARON
(TITLE 30)

LE BARON AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500002-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 156 residential lots and common lots on 10.9 acres in an RUD (Residential Urban Density) Zone.

Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-203-001 through 177-30-203-008

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.9
- Number of Lots: 156
- Density (du/ac): 14.3
- Minimum/Maximum Lot Size (square feet): 1,159/1,265
- Project Type: Attached single family residential (townhouse) planned unit development

The plans depict an attached single family residential development situated on a 10.9 acre site consisting of 156 residential lots with a density of 14.3 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. Access to the units within the development will be provided by 30 foot wide private streets. Access to the site is from Le Baron Avenue.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-21-0002	A zone change request to reclassify the site to an RUD Zone with a use permit for a residential planned unit development is a companion item on this agenda.
VS-21-0003	A 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, since staff does not support the use permit, waivers of development standards, and design reviews necessary to approve this map, staff cannot support this application.

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.

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 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;
- 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 17 feet for Le Baron Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and 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.

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

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (turning radii too small); to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0155-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: JA KENNEDY

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