

11/03/21 BCC AGENDA SHEET

SILVERADO RANCH &
ARVILLE TOWNHOMES II
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500143-TRI POINT HOMES NEVADA, INC:

TENTATIVE MAP consisting of 87 lots and common lots on 7.6 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-501-001 through 177-30-501-007

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: 7.6
- Number of Lots: 87
- Density (du/ac): 11.5
- Minimum/Maximum Lot Size (square feet): 1,553/3,474
- Project Type: Townhomes

The tentative map depicts a planned unit development (PUD) subdivision with attached single family residences (townhomes). Access to the subdivision is from Landberg Avenue to the south, and the internal street network includes private streets with a sidewalk on 1 side. Parking spaces are provided in the southwest portion of the site, near the center of the site, and in the northeast portion of the site, which provides access to a 19,254 square foot common lot with open space. All the lots receive access from within the subdivision, except for 11 lots that receive access from Landberg Avenue along the south side of the site.

Detached sidewalks with 15 feet of landscaping are provided along both Silverado Ranch Boulevard and Arville Street, and an attached sidewalk is provided along Landberg Avenue along the south side of the site. Additional landscaping is provided on the sides of certain lots, within the parking areas, and within the common lot with open space in the northeast portion of the site. This common lot also includes a pool, shade structures, barbeque grills, and restroom facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700111	Requested to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern
South	Residential Suburban (up to 8 du/ac)	R-3	Townhome subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-E & R-2	Single family residence & single family residential
West	Public Facilities	P-F	Undeveloped

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

Related Applications

Application Number	Request
ZC-21-0496	A zone change to reclassify the site to R-3 zoning for a single family attached planned unit development (townhomes) is a companion item on this agenda.
VS-21-0497	A vacation and abandonment of government patent easements and portions of rights-of-way 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.

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

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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

- Private streets shall have approved street names and suffixes;
- 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

- 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.

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 #0120-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146