09/20/17 BCC AGENDA SHEET

LE BARON & VALLEY VIEW LE BARON AVE/VALLEY VIEW BLVD
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0121-17 - TESORI, LLC:

HOLDOVER TENTATIVE MAP consisting of 45 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
177-30-603-004

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
• Site Address: N/A
• Site Acreage: 8.8
• Number of Lots: 45
• Minimum/Maximum Lot Size: 3,739/9,688 (gross and net are the same)
• Density: 5.1 (du/ac)
• Project Type: Single family residential development

The plans depict a residential development totaling 45 single family lots and 8 common area lots on 8.8 acres. The density of the residential subdivision is 5.1 dwelling units per acre. The average lot size is 5,242 square feet. The internal streets are public and will be 49 feet and 63 feet in width with an attached sidewalk on both sides of the street. There is 1 point of access into the subdivision from Le Baron Avenue to the north. A 6 foot wide landscape area behind an attached sidewalk is shown along Le Baron Avenue and Jo Rae Avenue. Behind the street landscape buffer along Le Baron Avenue is a NV Energy easement generally 57 feet in width that will have rock mulch and low groundcover.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, East, &amp; West</td>
<td>Residential Suburban</td>
<td>R-E</td>
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Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0595-17</td>
<td>A zone change to reclassify this site to R-2 zoning for a single family</td>
</tr>
<tr>
<td></td>
<td>residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-0597-17</td>
<td>A vacation of easements on the site is a companion item on this agenda.</td>
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</tbody>
</table>

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• 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;
• Right-of-way dedication to include 17 feet to back of sidewalk for Le Baron Avenue and 30 feet for Jo Rae Avenue.
• Applicant is advised that the installation of detached sidewalks around existing power poles will require granting necessary easements for pedestrian access, streetlights, and traffic control.
Current Planning Division – Addressing
- Marley Avenue is a street name duplicate;
- Provide approved street names list;
- Street suffixes shall be spelled out.

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.

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 #0398-2017 to obtain your POC exhibit; and to please contact CCWRD to discuss frontage requirements.

TAB/CAC: Enterprise – denial.
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: September 6, 2017 – HELD – To 09/20/17 – per the applicant.

APPLICANT: Greystone Nevada, LLC
CONTACT: Slater Hanifan Group, Chelsea Jensen, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118