APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-0055-13 – GREAT WESTERN BANK:**

**TENTATIVE MAP** consisting of 17 single family residential lots on 10.1 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Windmill Lane and the east and west sides of Rancho Destino Road within Enterprise. SS/gc/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
177-16-102-003, 008, 010 thru 012, 016, & 034

**LAND USE PLAN:**
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

General Summary
- Site Acreage: 10.1
- Number of Lots: 17
- Minimum/Maximum Lot Size: 20,007 square feet/37,001 square feet
- Density: 1.7 du/ac
- Project Type: Single family residential

The plans depict a single family residential development consisting of 17 residential lots at a density of 1.7 dwelling units per acre. Lots range in size from a minimum of 20,007 square feet to a maximum of 37,001 square feet, with an average lot size of 23,494 square feet. The lots will be served by a 60 foot wide public street (Rancho Destino Road) and 40 foot wide private cul-de-sacs off the east and west sides of Rancho Destino Road. Street landscaping will consist of a 10 foot wide landscape area with an existing attached sidewalk and a 6 foot high wall along Windmill Lane, a 6 foot wide landscape area with a 6 foot high wall along Rancho Destino Road, and a 6 foot wide landscape area with a 6 foot high screen wall and 3 foot retaining wall along Haven Street. The landscape palette will include Desert Broom shrubs and 24 inch box pine trees.
Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0602-09</td>
<td>Temporary outdoor commercial event (Legends Ranch) to exceed daytime hours and reduce the separation from a residential development – expired</td>
<td>Approved by BCC</td>
<td>November 2009</td>
</tr>
<tr>
<td>TM-0166-07</td>
<td>30 single family residential lots on 16.9 acres – expired</td>
<td>Approved by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>WS-0637-07</td>
<td>Waive off-site improvements and reduce lot size – expired</td>
<td>Approved by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>VS-0636-07</td>
<td>Vacate government patent easements and portions of right-of-way being Rancho Destino Road</td>
<td>Denied by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>ZC-1026-05</td>
<td>Established the RNP-I zoning overlay in the Enterprise area</td>
<td>Approved by BCC</td>
<td>October 2007</td>
</tr>
<tr>
<td>TM-0089-01</td>
<td>30 lot single family residential planned unit development – expired</td>
<td>Approved by PC</td>
<td>April 2001</td>
</tr>
<tr>
<td>UC-0305-01</td>
<td>A 30 lot single family residential planned unit development – expired</td>
<td>Approved by PC</td>
<td>April 2001</td>
</tr>
</tbody>
</table>

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</td>
<td>Office Professional</td>
<td>R-E, CRT, &amp; C-P</td>
</tr>
<tr>
<td>South, East, &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
</tr>
</tbody>
</table>

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
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<tbody>
<tr>
<td>VS-0216-13</td>
<td>A vacation of government patent easements on the site is a companion item on this agenda.</td>
</tr>
</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 (2017) 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 is contingent upon approval of VS-0216-13.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Legalize map boundary prior to final map submittal.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
- Full off-site improvements on Windmill Lane and Rancho Destino Road adjacent to Parcel 177-16-102-003;
- Right-of-way dedication to include 30 and 60 feet for Rancho Destino Road;
- This tentative map is contingent upon the recording of MSM-0036-13.

Current Planning Division – Addressing
- Rancho Destino shall be Rancho Destino Road;
- Street name suffixes shall not be abbreviated and must 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; and 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.

Southern Nevada Health District (SNHD) – Septic
- Applicant is advised there is a permitted residential septic system located on the property; this septic system must be abandoned per Section 17 of the SNHD ISDS Regulations if found during construction of the Subdivision; and that if you have any questions, please call the SNHD Septic System Program at 759-0660.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that sewer point of connection as shown on the tentative map is not pre-approved by CCWRD; point of connection determination will require submittal of civil improvement plans for full engineering review and evaluation including submittal of estimated wastewater flow rates from all phases of the proposed project at build-out; the
tentative map as submitted is acceptable, subject to the point of connection; and that the applicant is invited to meet with CCWRD at their earliest convenience to concur on a viable solution.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:  DR Horton
CONTACT:    Jody M. Mudano, Taney Engineering, 6030 S. Jones Boulevard, Suite 100, Las Vegas, NV 89118