UPDATE
DUNEVILLE ST/OLETA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0058-17 - ROOHANI, RAMAK:

HOLDOVER TENTATIVE MAP consisting of 27 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. SB/dg/ja (For possible action)

RELATED INFORMATION:

APN:
176-24-201-043

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC) & RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.0 (total)/2.5 (proposed R-1)/2.5 (proposed R-2)
- Number of Lots: 8 (proposed R-1)/19 (proposed R-2)
- Density: 3.2 (du/ac) (proposed R-1)/7.6 (du/ac) (proposed R-2)
- Minimum/Maximum Lot Size (square feet): 9,063/9,443(net)/10,263/11,492 (gross) – proposed R-1
- Minimum/Maximum Lot Size (square feet): 3,468/5,185(net & gross) – proposed R-2
- Project Type: Single family residential

The plans depict a proposed single family residential development that is bisected by the dedication of Duneville Street with the following: 1) proposed R-1 zoning on the east side of Duneville Street consisting of 8 lots on 2.5 acres for a density of 3.2 dwelling units per acre; and 2) proposed R-2 zoning on the west side of Duneville Street consisting of 19 lots on 2.5 acres for a density of 7.6 dwelling units per acre. The lots within the proposed R-1 zoned area will have access from a 41 foot wide private street with a sidewalk on one side of the street. The private street will have access to Oleta Avenue. The lots within the proposed R-2 zoned area will have 12 lots that access a 41 foot wide private street with a sidewalk on one side of the street with 7 lots that front directly on Duneville Street. The private street will have access to Oleta Avenue.
### 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 Residential Low (up to 3.5 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E &amp; R-E (RNP-I)</td>
<td>Undeveloped &amp; single family residences</td>
</tr>
<tr>
<td>East Residential Low (up to 3.5 du/ac)</td>
<td>R-D</td>
<td>Single family residential development</td>
</tr>
<tr>
<td>South Public Facilities (Planned Park) and Residential Suburban (up to 8 du/ac)</td>
<td>R-E &amp; R-2</td>
<td>Undeveloped &amp; single family residential development</td>
</tr>
<tr>
<td>West Public Facilities (Metro)</td>
<td>R-E</td>
<td>Undeveloped</td>
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</table>

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

### Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tbody>
<tr>
<td>NZC-0274-17</td>
<td>A nonconforming zone boundary amendment to R-1 and R-2 zoning for a single family residential development on 5.0 acres 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. However, since staff does not support the request associated with NZC-0274-17, 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. This item has been forwarded to the Board of County Commissioners for final action.

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.
TAB/CAC: Enterprise – denial.

APPROVALS:

PROTESTS: 1 card, 1 letter with 16 signatures

PLANNING COMMISSION ACTION: June 20, 2017 – APPROVED – Vote: Unanimous  
Absent: Shaw

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 60 feet for Duneville Street, 30 to 60 feet for Oleta  
  Avenue to accommodate the proposed realignment, and associated spandrels.

Current Planning Division – Addressing
• “A” and “B” Streets shall have approved street names;
• W Oleta Ave shall be Oleta Avenue.

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 (FAA) 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 prior Point of Connection (POC) request has been completed  
  for this project, POC Tracking #0074-2017.

COUNTY COMMISSION ACTION: July 19, 2017 – HELD – To 08/02/17 – per the Board  
of County Commissioners.

COUNTY COMMISSION ACTION: August 2, 2017 – HELD – To 08/16/17 – per the  
applicant.

COUNTY COMMISSION ACTION: August 16, 2017 – HELD – To 09/20/17 – per the  
applicant.

APPLICANT: Summit Homes of Nevada, LLC & Khusrow Roohani  
CONTACT: Taney Engineering, 6030 S. Jones Boulevard, Suite 100 Las Vegas, NV 89118