

02/16/22 BCC AGENDA SHEET

HORIZON WEST UNIT 1
(TITLE 30)

GOMER RD/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500208-HORIZON WEST HOMES, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 1.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action)

RELATED INFORMATION:

APN:

176-29-101-002

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Number of Lots: 8
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,609/5,327
- Project Type: Single family development

The plans depict an 8 lot single family residential development. The lots are accessed from a 38 foot wide private street which runs north/south beginning at the intersection with Gomer Road and extends south, terminating in a hammerhead cul-de-sac. Four lots are located on both the east and west sides of the street. The plans show a R-curb and gutter, and sidewalks are not provided on either side of the street. Two common lots are located on the northern portion of the development, along Gomer Road, 1 on each side of the private street. A 23.5 foot Nevada Energy easement runs along the south property line of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0659-17	Reclassified to R-2 zoning for an 8 lot residential subdivision with a waiver for increased wall height	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Mountains Edge)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

Related Applications

Application Number	Request
WS-21-0729	A waiver of development standards and design review for a single family residential development including reduced street width, hammerhead street design, and increased finished grade is a companion item on this agenda.
WC-21-400185 (ZC-0659-17)	A request to waive the condition requiring the development to comply with the approved plans 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.

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 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;
- Full off-site improvements.
- Applicant is advised 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.

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 #0201-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HORIZON WEST HOMES, LLC

CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD., SUITE E, LAS VEGAS, NV 89128