

11/06/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500106-MAK ZAK, LLC:

TENTATIVE MAP consisting of 9 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-22-101-004; 176-22-101-005

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family detached residential
- Number of Lots: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 15,840/21,170 (gross)/14,273/19,512 (net)

Project Description

The plan depicts a single-family detached development totaling 9 single-family lots on 5 acres located on the south side of Pebble Road 300 feet west of Monte Cristo Way. The density of the overall development is shown at 1.8 dwelling units per acre. The gross lot size ranges from a minimum of 15,840 square feet to a maximum of 21,170 square feet. The net lot size ranges from 14,273 square feet to 19,512 square feet. Lots 1 through 3 and 7 through 9 are proposed to be accessed from 1 of two, 37 foot wide private hammerhead cul-de-sac streets which are connected to Pebble Road. The private streets do not connect with each other. Lots 4 through 6 are proposed to front on and have direct driveway access to Pebble Road, an arterial public street, rather than face into the local residential streets. Pebble Road is proposed to be improved full off-sites including curb, gutter, a 5 foot wide detached sidewalk and streetlights. Additionally increased fill and an increased retaining wall height above 3 feet is proposed for Lot 8 in the southeast portion and for Lot 3 in the south-central portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700042	Plan amendment to redesignate the existing land use category from RN to LN	Withdrawn	August 2024
ZC-23-0809	Rezone to reclassify R-E to R-D zoning for a single-family development	Withdrawn	August 2024
ZC-1026-05	Reclassified these parcels and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-0466-02	Major Project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area

Related Applications

Application Number	Request
WS-24-0505	A waiver of development standards and design review for a 9 lot residential subdivision is a companion item on this agenda.
VS-24-0504	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request does not meet some of the tentative map requirements and standards for approval as outlined in Title 30. Per Section 30.04.09B, Lots 4 through 6 are proposed to be accessed from an arterial street, Pebble Road, which is not permissible. Single-family lots are also required to face into the subdivision or front a local street and not face, front, or have direct driveway access to an arterial street. Further in the case of a single-family lot on a cul-de-sac street shall face into the cul-de-sac unless it is located on the intersecting corner with a local street. Lots 4 through 6 as designed do not meet these standards. These subdivision standards mirror the NPO-RNP standards requiring lots to face local streets. The applicant states that there are several existing houses in the area which directly access Pebble Road and that the additional development will not negatively affect the traffic flow. However, this does not appear to be a compelling justification for these design modifications. In addition, the proposed design with 2 hammerheads does not provide any connecting through the subdivision. As this is a self-imposed hardship, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back-of-curb for Pebble Road and associated spandrels;
- 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;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;
- 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 devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

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