

DEAN MARTIN & FRIAS
(TITLE 30)

DEAN MARTIN DR/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500199-LH VENTURES, LLC:

TENTATIVE MAP consisting of 209 single family residential lots and common lots on 22.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-29-403-001; 177-29-406-003; 177-29-406-004

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots: 209
- Density (du/ac): 9.3
- Minimum/Maximum Lot Size (square feet): 2,657/6,493
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 209 lots and 7 common area lots on 22.5 acres. The density of the overall development is shown at 9.3 dwelling units per acre. The minimum and maximum lot sizes are 2,657 square feet and 6,493 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, Street G, which connects to Dean Martin Drive. The other primary entrance to the proposed development is via a private street, Street A, which connects Frias Avenue to Rush Avenue. The interior of the development is serviced by a network of 43 foot wide private streets with a 4 foot wide side walk on 1 side of the street. Common element Lot F, consisting of 20,556 square feet of open space, is centrally located within the development and will include on-site pedestrian paths, pavilions, and benches.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| PA-18-700020 | Redesignate the land use category of this site to RM (Residential Medium) for the undeveloped parcels south of Frias Avenue | Approved by BCC | March 2019 |
| NZC-0340-13 | Reclassified a portion of this site to R-1 zoning for a single family residential subdivision – expired | Approved by BCC | November 2013 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|--|
| North | Residential Low (up to 3.5 du/ac) | R-E & R-D | Undeveloped & single family residential |
| South | Residential Suburban (up to 8 du/ac) & Commercial General | C-1 & C-2 | Convenience store, gas station & undeveloped |
| East | Residential Suburban (up to 8 du/ac) & Commercial General | R-E & C-2 | Undeveloped |
| West | Residential Suburban (up to 8 du/ac) & Commercial Neighborhood | R-E & C-2 | Undeveloped & single family residential |

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-20-0574 | A zone change to reclassify this site to RUD zoning for a single family development with waivers for off-site improvements is a companion item on this agenda. |
| VS-20-0575 | A request to vacate government patent easements and BLM right-of-way grants 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. However, since staff does not support the design review portion of ZC-20-0574, 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Dean Martin Drive, 30 feet for Frias Avenue, 30 feet for Rush Avenue, 30 feet for Polaris Avenue with a portion of a knuckle at the intersection of Rush Avenue and Polaris Avenue, and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0008-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON

CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146