

PARKER CANYON ESTATES
(TITLE 30)

EGAN CREST DR/LA MANCHA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500045-USA:

TENTATIVE MAP consisting of 8 residential lots on 5.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

RELATED INFORMATION:

APN:

126-25-801-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum Lot Size (square feet): 21,567 (gross)/18,310 (net)
- Maximum Lot Size (square feet): 25,772 (gross)/21,567 (net)
- Project Type: Single family residential development

The plan depicts a proposed 8 lot single family residential subdivision with a density of 1.6 dwelling units per acre. Access to the development is along La Mancha Avenue (alignment) which leads to a 40 foot wide private street which terminates at a cul-de-sac bulb on the northern portion of the development. The plans depict a 5 foot wide private drainage easement on the west property lines of Lots 5 and 6. There is an additional 5 foot wide private drainage easement along the east property lines of Lots 1 through 4. Lastly, the plans show that the minimum lot size is 21,567 square feet (gross) and 18,310 square feet (net) and the maximum lot size is 25,772 square feet (gross) and 21,567 square feet (net).

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Recently approved single family residential (Egan Crest Estates)

Related Application

Application Number	Request
WS-23-0167	A waiver of development standards for detached sidewalks with landscaping, increased wall height, street intersection off-set, and a design review for increased finished grade 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**Comprehensive 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:**Comprehensive 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Right-of-way dedication to include 30 feet for El Campo Grande Avenue, 30 feet for Egan Crest Drive, 30 feet for La Mancha Avenue, and associated spandrels.
- 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.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: LIBERTY HOME LAS VEGAS, LLC

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