

ELKHORN & RAINBOW  
(TITLE 30)

ELKHORN RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500051-COUNTRY LIVING HOMES, LLC:**

**TENTATIVE MAP** consisting of 8 residential lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

125-14-404-003

**LAND USE PLAN:**

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

The plans depict a proposed 8 unit single family residential subdivision located at the northeast corner of Elkhorn Road and Rainbow Boulevard. The subject parcel is currently zoned R-E (Rural Estates Residential) and lies within the RNP-I (Rural Neighborhood Preservation) Overlay District, with a planned land use of Ranch Estate Neighborhood. Access is from Elkhorn Road by way of private streets. All lots will be accessed via a 40 foot private residential street, terminating in a cul-de-sac. The perimeter streets will be developed with rural street standards.

**Landscaping**

A 10 foot landscape buffer will be provided along Elkhorn Road and a 15 foot landscape buffer will be provided along Rainbow Boulevard. A 23 foot equestrian trail and 5 feet of landscaping shall be provided within the Rainbow Boulevard right-of-way to match the adjacent development.

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7200 Elkhorn Road
- Site Acreage: 4.1
- Number of Lots/Units: 8
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (square feet): 20,003/24,397 (gross) 16,211/18,280 (net)
- Project Type: Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Incorporated Clark County	R-PD2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0179	A waiver of development standards for increased wall height, off-site improvements, and non-standard improvements, and design reviews for single family residential and 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; however, staff does not support the companion design review for the subdivision; therefore, staff cannot support the tentative map.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

If approved:

- 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;

- Right-of-way dedication to include spandrel at the southwest corner of the site;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Antonio Papazian - Development Review Division for the design of the Rainbow Boulevard improvements;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Elkhorn Road improvement project.
- 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.

**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 that for any sanitary sewer needs, applicant is advised 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 - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTRY LIVING HOMES, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118