

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500109-KOREN STRATEGIC INVESTMENTS:

TENTATIVE MAP consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

RELATED INFORMATION:

APN:

125-11-305-002; 125-11-305-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision
- Number of Lots: 9
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 21,590 (minimum gross & net)/21,849 (maximum gross & net)

Project Description

The submitted plan depicts a proposed 9 lot single-family residential subdivision on 4.51 acres with a proposed density of 2 dwelling units per acre. The proposed subdivision is located on the north side of Racel Street, the west side of Sisk Road, and the south side of Meisenheimer Avenue. Lots 1 through 6 are primarily on the southern half of the site, and Lots 7 through 9 are on the north half of the site. Access for Lots 1 through 6 is provided via a driveway along Sisk Road which leads west toward a private street and ends on a cul-de-sac bulb. Lots 7, 8, and 9 face north toward Meisenheimer Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500146	10 lot single-family residential subdivision - expired	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0557	Allowed an over length cul-de-sac and design reviews for increased finished grade and a proposed single-family residential development - expired	Approved by BCC	September 2019
VS-19-0558	Vacated and abandoned right-of-way being Sisk Road - expired	Approved by BCC	September 2019
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0511	A waiver of development standards for off-site improvements, street landscaping, increased fill, increased retaining wall height, and a design review for a proposed single-family residential subdivision 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 meets the tentative map requirements and standards for approval 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

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

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 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: RICHMOND AMERICAN HOMES NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119