

08/18/21 BCC AGENDA SHEET

ANN & DAPPLE GRAY
(TITLE 30)

ANN RD/DAPPLE GRAY RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500107-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:

TENTATIVE MAP consisting of 12 single family residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/jo (For possible action)

RELATED INFORMATION:

APN:

125-32-101-005; 125-32-102-033

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.1
- Number of Lots: 12
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,608/26,273 (gross)/18,608/26,273 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 12 lots on 7.1 acres for a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,608 square feet and 26,273 square feet respectively. The minimum and maximum net lot sizes are 18,608 square feet and 26,273 square feet, respectively. The primary ingress and egress to the proposed development is via Dapple Gray Road, while 2 lots have access to Stephen Avenue. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) per Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver for off-site improvements is required. A 10 foot high screen wall/retaining wall combination is also located along the northwest property line of Lot 8, adjacent to Ann Road, and along the southeast corner of Lot 11, adjacent to Stephen Avenue.

Landscaping

The plans depict a proposed landscape area measuring 6 feet in width, consisting of trees and shrubs, located adjacent to Lot 8 along Ann Road and Lot 2 and Lot 11 along Stephen Avenue. The 2 landscape areas are located immediately adjacent to a combined screen wall/retaining wall measuring between 10 feet to 12 feet in height. By providing a minimum landscape area of 3 feet adjacent to Ann Road and Stephen Avenue, the required side street (corner) setbacks for Lots 2, 8, and Lot 11 may be reduced from 15 feet to 10 feet, per the Development Code. An existing 5 foot wide detached sidewalk, adjacent to a 3 foot wide landscape area consisting of groundcover, is located along Ann Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0954	Waived off-site improvements and increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2019
TM-18-500226	11 lot single family residential development	Approved by BCC	January 2019
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	July 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0344	A waiver of development standards to increase wall height, alternative driveway geometrics, and design reviews for a proposed single family residential development and to increase 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

Current 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge TM-18-500226;
- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- 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 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen Avenue, 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;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann 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.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- 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 to contact the City of Las Vegas with regard to sewage disposal.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148