

CRAIG & PARK
(TITLE 30)

CRAIG RD/PARK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500099-TP ESTATES IRR BUSINESS TRUST:

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

Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)

RELATED INFORMATION:

APN:

138-06-701-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (net square feet): 16,231/18,631
- Minimum/Maximum Lot Size (gross square feet): 20,316/23,043
- Project Type: Single family residential subdivision

The plan depicts an 8 lot single family residential subdivision. Access to the site is provided by a 39 foot wide gated private street that extends south from Craig Road and terminates in a cul-de-sac at the southern portion of the site.

Landscaping includes 10 foot wide landscape strips on either side of the gated entrance, a 6 foot to 10 foot wide landscape strip along Craig Road on the north side of the site, a 6 foot wide landscape strip along Park Street on the west side of the site, and a 6 foot wide landscape strip along Helena Avenue on the south side of the site. Twenty-four inch box trees are spaced 30 feet on center in the landscaping strips. An equestrian trail is shown along the south side of the site, adjacent to Helena Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1209-06	Reduced lot area in conjunction with a 9 lot single family subdivision - expired	Approved by PC	October 2006
TM-0359-06	9 lot single family subdivision - expired	Approved by PC	October 2006

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0315	A single family residential subdivision with waivers of development standards to increase wall height and waive full off-site improvements on Craig Road 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

- 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;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Helena Ave, 30 feet for Park Street, 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).
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The private street shall have an approved street name with the suffix of Court.

Building Department - Fire Prevention

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

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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