

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-701-001

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,819/5,625

Project Description

The plan depicts a 15 lot single-family detached residential subdivision located at the southeast corner of Serene Avenue and Grand Canyon Drive. The plans show the overall site is 2.5 acres with a density of 6 dwelling units per acre. The lots range in size from 3,819 square feet up to 5,625 square feet with lots generally measuring 30 feet to 50 feet wide and 100 feet to 144 feet long. The subdivision will have access through a 38 foot wide private street that will take access from Serene Avenue and will be off-set 119 feet from the intersection of Serene Avenue and Grand Canyon Drive. The plans show the private street will run north to south and extend the length of the subdivision. A 38 foot wide stub street that will runs east to west and will extend 115 feet to the west of the main private street. All lots will obtain access from the private streets. The plans show that provided driveways will be at least 20 feet long and the driveway on Lot 15 will be set back from Serene Avenue by at least 14 feet. Five foot wide detached sidewalks are provided along both Serene Avenue and Grand Canyon Drive and are contained within two common elements. Two additional common elements in the interior of the subdivision, one to the west of the north-south street and one to the south of the stub street, are provided for internal landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0046	A zone change from RS20 to an RS3.3 is a companion item on this agenda.
WS-25-0047	A waiver of development standards for a single-family detached residential development is a companion item on this agenda.
VS-25-0048	A vacation and abandonment of patent easements 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**

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The lots are only accessible from internal private streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30, and therefore, can support this request.

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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene 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 subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134