

05/03/23 BCC AGENDA SHEET

TEE PEE AND WASHBURN
(TITLE 30)

WASHBURN RD/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500023-USA:

TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-702-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 18
- Density (du/ac): 1.8
- Minimum/Maximum Gross Lot Size (square feet): 18,044/23,987
- Minimum/Maximum Net Lot Size (square feet): 18,000/21,256
- Project Type: Single family residential development

Site Plan

The property is a 10 acre site the applicant is purchasing from the Bureau of Land Management as the successful bidder of a land auction. The site has frontage along Washburn Road, Chieftain Street, Rosada Way, and Tee Pee Lane. The plan depicts a single family residential development consisting of 18 lots with 16 of the lots taking access from the permitter streets. The 2 remaining lots are located in the center of the site and are accessed by a proposed private hammerhead street that intersects with Chieftain Street. The applicant is requesting a waiver of development standards by a separate companion application to reduce the gross lot area for 12 of the lots, which are all along the perimeter of the development.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
WS-23-0117	A single family residential development with waivers for lot area, landscaping, wall height, and driveway geometrics; and a design review for hammerhead turnround and 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 is not supporting WS-23-0117 which must be approved to allow this tentative map to be approved.

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;
- Traffic study and compliance;

- Right-of-way dedication to include 30 feet for Tee Pee Lane, 30 feet for Washburn Road, 30 feet for Chieftain Street, 30 feet for Rosada Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and 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.

Fire Prevention Bureau

- 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 - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118