

ANN ROAD/TEE PEE LANE
(TITLE 30)

ANN ROAD/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500181-B&F & SONS 1, LLP:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)

RELATED INFORMATION:

APN:

125-30-806-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4
- Number of Lots: 8
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,782/22,135 (gross)/18,009/19,773 (net)
- Project Type: Single family residential development

The tentative map plan depicts a proposed single family residential subdivision with 8 lots for custom single family residences. Access to the subdivision is along the north property line adjacent to La Mancha Avenue. The proposed subdivision includes a 40 foot wide private street which runs north to south and 4 lots are located on the east and west sides of the private street. The minimum net lot size is 18,009 square feet and the maximum net lot size is 19,773 square feet. In between Lots 5 and 6 is a 15 foot wide City of Las Vegas sewer and private drainage easement to be privately maintained. Lastly, the applicant is proposing a 6 foot high CMU block wall along the north, east, and south property lines of the entire subdivision. An existing block wall is located along the west property line.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0605	Allowed a proposed single family residential lot to have access to an arterial street (Ann Road) - expired	Approved by PC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0606	Vacated and abandoned government patent easements - expired	Approved by PC	October 2018
ZC-0296-01	Reclassified various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0651	A vacation and abandonment for patent easements is a companion item on this agenda.
WS-21-0650	A waiver of development standards for landscaping and a design review for increase finished grade and custom homes for a single family residential subdivision 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. However, 7 of the proposed 8 single family residential lots do not meet the minimum 18,500 square foot lot size goal encouraged by the Lone Mountain Interlocal Agreement (2)(A); therefore, staff cannot support this request.

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

PRELIMINARY STAFF CONDITIONS:

Current 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;
- Full off-site improvements for Ann Road;
- All other right-of-way and easement dedications to record with the subdivision 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;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Ann Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements 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

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

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 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:

APPROVALS:

PROTESTS:

APPLICANT: B&F & SONS 1, LLP

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