

09/20/23 BCC AGENDA SHEET

HIGHLANDS RANCH EAST - PHASE 3  
(TITLE 30)

**UPDATE**  
POLARIS AVE/FRIAS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500074-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 21 residential lots and 2 common lots on 4.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise. JJ/rr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-29-301-019; 177-29-301-020

**LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.6
- Number of Lots/Units: 21
- Density (du/ac): 4.6
- Minimum/Maximum Lot Size (square feet): 5,528/7,266
- Project Type: Single family residential

The applicant is proposing a development for single family detached residences to be constructed on APNs 177-29-301-019 and 177-29-301-020. The site has an overall total acreage of 4.6 acres with a density of 4.6 dwelling units per acre where 5 dwelling units per acre is allowed per Table 30.40-2. The development, Highlands Ranch East - Phase 3, will be a 21 lot single family residential subdivision with 2 common lots with 0.9 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 42 foot wide private street that connects to Polaris Avenue. The main area of open space, Common Element A, is located along Frias Avenue within a portion of an existing 95 foot wide powerline easement and a 100 foot wide pipeline easement. Common Element B is located along Polaris Avenue adjacent to the subdivision entrance. Detached sidewalks are indicated along the perimeter streets, Frias Avenue and Polaris Avenue. The internal private streets, Black Iris Avenue and Signie Street, will feature attached sidewalks on 1 side.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
LUP-20-700128	Change land use category from RL to RS within the Enterprise Land Use Plan	Cancelled by BCC	July 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2 & R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0335	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-23-0334	A zone change from R-E to R-1 zoning 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**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that **the County has adopted a rewrite to Title 30 effective January 1, 2024**, 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 25 feet to the back of curb for Polaris Avenue, 25 feet to the back of curb for Frias Avenue, and associated spandrel;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Comprehensive Planning - Addressing**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0226-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Enterprise - denial.**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** August 16, 2023 – HELD – To 09/20/23 – per the applicant.

**APPLICANT:** PN II, INC.

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