

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500056-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:

TENTATIVE MAP consisting of 7 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Tropical Parkway and west of Campbell Road within Lone Mountain.
AB/r/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-201-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential development
- Number of Lots: 7
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,207/37,872(gross)/20,207/36,362 (net)

Project Description

The plans show a proposed 7 lot single-family detached residential subdivision. The overall site is 5 acres with a density of 1.4 dwelling units per acre. The lots range in size from 20,207 square feet up to 37,872 square feet and a net size of 20,207 square feet up to 36,362 square feet. Proposed access for Lots 1 through 5 will be from Campbell Road, a local street. Lot 7 is accessed from Bright Angel Way, a local street on the north. Lot 6 is proposed to have direct access to Tropical Parkway, an 80 foot wide collector street on the south. There are no sidewalks indicated, nor any other off-site improvements proposed on any of the streets, which is the subject of a waiver request. A 5 foot wide private drainage easement is located along the west side of the property. A retaining wall which is up to 6 feet in height is proposed to be located 5 feet from the western property boundary and on the east side of the drainage easement. The retaining wall is proposed to be reduced to 3 feet in height within the 40 feet of Lots 6 and 7 front property lines, which front on Tropical Parkway and Bright Angel Way, respectively. The increased fill is located along the western portion of the site and to the east of the retaining wall.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
WS-25-0226	Waivers of development standards for a single-family detached residential development and a design review is a companion item on this agenda.
VS-25-0225	A vacation and abandonment of 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**

There is no double frontage or through lots in the subdivision and the lot sizes and density are compliant with the underlying zoning and Master Plan land use category and the Lone Mountain Interlocal agreement area. Lots 1 through 5 and Lot 7 are accessible from and front along 2 local streets, Campbell Road and Bright Angel Way. However, the driveway access for Lot 6 is from a collector street, Tropical Parkway, with an 80 foot wide right-of-way. The subdivision standards indicate that access to any collector street is not permissible unless it is the only means of access to a residential lot was created prior to July 1, 2000. As a result, staff is unable to support this tentative map 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road and 40 feet for Tropical Parkway;
- Applicant to construct a 5 foot asphalt path along Bright Angel Way, Campbell Road and Tropical Parkway;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

Building Department - 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; for any sanitary sewer needs, 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - approval (circular driveways be provided for the lots fronting Tropical Parkway).

APPROVALS:

PROTESTS:

APPLICANT: DR HORTON, INC.

CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV
89014