

06/07/23 BCC AGENDA SHEET

HUALAPAI & EL CAMPO GRANDE
(TITLE 30)

HUALAPAI WAY/CORBETT ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500050-USA:

TENTATIVE MAP consisting of 19 lots on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-301-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.5
- Number of Lots: 19
- Density (du/ac): 1.8
- Minimum Lot Size (square feet): 20,024 (gross)/18,000 (net)
- Maximum Lot Size (square feet): 26,164 (gross)/20,183 (net)
- Project Type: Single family residential

The plan depicts a 19 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access is provided to 13 internal lots at the southern portion of the subdivision via a 40 foot wide private street from El Campo Grande Avenue. The northern portion of the site, consisting of 6 lots, has direct access to Corbett Street. The proposed lots range in size between a minimum of 20,024 square feet (gross) and 18,000 square feet (net), and a maximum of 26,164 square feet (gross) and 20,183 square feet (net). There are 12 lots with a net lot area between 18,000 square feet and 18,221 square feet. Rural street standards are provided along El Campo Grande Avenue, Hualapai Way, and Corbett Street, with street landscaping provided with a 6 foot wide easement at the back of future right-of-way along El Campo Grande Avenue and Hualapai Way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the property and surrounding area to R-E zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-23-0176	A vacation and abandonment of easements is a companion item on this agenda.
WS-23-0178	A waiver of development standards and design reviews in conjunction with 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**

Although the project meets the submittal requirements as outlined in Title 30, staff does not support WS-23-0178; therefore, staff cannot support the tentative map.

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;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

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, 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: PINNACLE HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118