

01/19/21 PC AGENDA SHEET

MAULE & GRAND CANYON TOWNHOUSE
(TITLE 30)

GRAND CANYON DR/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500178-MAULE GRAND CANYON, LLC:

TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-06-601-007

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 68
- Density (du/ac): 12.9
- Minimum/Maximum Lot Size (square feet): 1,335/2,051
- Project Type: Attached (townhouse) planned unit development

The plans depict a gated residential development totaling 68 single family attached townhome lots and 10 common area lots on 5.3 acres. The density of the overall development is shown at 12.9 dwelling units per acre. The project is made up of 4 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street and 2 stub streets toward the southern portion of the site. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the north from Grand Canyon Drive. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational pool area, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 41 parking spaces are shown for the visitors and 136 parking spaces are provided for the residents.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0386-01	Reclassified this site to C-2 zoning for a retail center consisting of a convenience store, tavern, restaurant, and bank	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Existing single family residential
South	Major Development Project (Summerlin South) - Public Facilities & Single Family Residential (up to 10 du/ac)	P-F & R-2	Undeveloped; partially constructed single family residential
East	Commercial General	C-2	RV Storage & mini-warehouse complex; retail building
West	Major Development Project (Summerlin South) - Single Family Residential (up to 10 du/ac)	R-2	Partially constructed single family residential

Related Applications

Application Number	Request
NZC-20-0518	To reclassify this site to RUD zoning for a single family attached townhome development with a use permit for a planned unit development is a companion item on this agenda.
VS-20-0519	A vacation of government patent easements and a public drainage easement 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, since staff is not supporting NZC-20-0518; staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 17, 2021 at 9:00 a.m., unless otherwise announced.

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 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised 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 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.

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.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 and reference POC Tracking #0293-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM ENTERPRISES, INC.

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