

09/06/23 BCC AGENDA SHEET

CRAIG & FORT APACHE
(TITLE 30)

FORT APACHE RD/CRAIG RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500079-RODRIGUEZ, MANUEL & ELVA:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

138-05-203-013; 138-05-203-014

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
- Number of Lots: 8
- Density (du/ac): 1.6
- Net Minimum/Maximum Lot Size (square feet): 16,982/18,009
- Gross Minimum/Maximum Lot Size (square feet): 20,002/23,177
- Project Type: Single family residential development for custom homes

The plan depicts a single family residential development consisting of 8 lots with a density of 1.6 dwelling units per acre. The development has frontage along Fort Apache Road, Craig Road, and Dapple Gray Road; however, none of the proposed lots will take direct access from these streets. Access to the development will be from a private cul-de-sac that intersects with Dapple Gray Road that will be 39 feet in width with no sidewalks. The plans show that 5 of the proposed lots are adjacent to Craig Road and/or Fort Apache Road, which are collector and arterial streets. These 5 lots will have net lot areas between 16,982 square feet and 17,826 square feet, which is allowed per Table 30.40-1 since the lots are adjacent to collector and arterial streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0358	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-23-0359	A request for a vacation and abandonment of easements 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 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;
- Traffic study and compliance;
- Right-of-way dedication to include 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Clark County Fire Prevention approval of reduced street width.
- 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

- 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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: HORIZONTE HOMES, LLC

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