

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots/Units: 19 lots and 2 common lots
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 3,313/3,810 (gross and net)
- Project Type: Single family detached residential development

The plans depict a single family residential detached development totaling 19 single family lots and 2 common area lots on 1.9 acres located on the south side of Cactus Avenue, approximately 300 feet east of Durango Drive. The density of the overall development is shown at 10 dwelling units per acre. The lots range in size from a minimum gross acreage of 3,313 square feet to a maximum gross acreage of 3,810 square feet. The development will have access from Cactus Avenue to the north, while Lots 13 through 19 will access directly from Lisa Lane, a 60 foot wide public right-of-way. The lots within the subdivision will be served by a 260 foot long, 42 foot wide internal private street with a 38 foot wide private stub street. The main private street will include a 4 foot wide sidewalk on the west side of the street and the stub street will extend to the west and contain no sidewalk. A 37 foot wide and 10.4 foot long private drainage easement is proposed at the southern tip of the proposed main private street. The plans also depict that the finished grade of the site will be increased up to 7.1 feet within approximately 20 feet of the southern property line.

Landscaping

A 15 foot wide landscape strip is provided along Cactus Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. The

landscaping strip contains 11 Shoestring Acacia (*Acacia Stenophylla*) trees, spaced 30 feet apart in 1 row with several 5 gallon shrubs dispersed between the 2 landscape strips. Sight visibility zones prevent the trees being in 2 staggered rows. Two common lots are provided to contain the 15 foot landscaping strip with 1 common lot located on the west side of the entrance to the subdivision and a second common lot on the eastern side of the subdivision entrance. Along Lisa Lane to the east of the site is a sidewalk with 9 Shoestring Acacia trees provided.

Increased retaining wall heights are proposed on the western and southern sides of the subdivision. A 4.2 foot retaining wall with a 6 foot decorative screen wall is proposed on the west side of the site, along the southern portion of the western property line of Lot 5. Additionally, a tiered 6.5 foot tall retaining wall with a 6 foot high decorative screen wall is provided along the southern property line in the southern portion of Lot 6. The space provided between the wall tiers is approximately 3 feet. The western and southern sides of the project are adjacent to undeveloped RS20 zoned unsubdivided lots.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Denied by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018
NZC-18-0565	Reclassified the site from R-E to R-2 zoning for a 19 lot single family detached residential subdivision - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned patent easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PF	Mountain’s Edge Regional Park
South, East, & West	Open Lands	RS20	Undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-23-700050	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0014	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.

Related Applications

Application Number	Request
VS-23-0866	A vacation and abandonment of a patent easement and a portion of Cactus Avenue is a companion item on this agenda.
WS-23-0865	A waiver of development standards and design reviews for a 19 lot single family residential subdivision 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

The proposed tentative map meets the requirements as outlined in Title 30. Additionally, the request matches and is compliant with the accompanying land use requests. For these reasons, staff can support this tentative map request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: April 2, 2024 – APPROVED – Vote: Unanimous
Absent: Castello, Kirk

Comprehensive Planning

- 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;
- Full off-site improvements;
- No additional drivable surfaces to be installed on each side of the driveways.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;

- Remove Silent Peak Court from the map, bubble streets less than 100 feet in length shall not be named;
- Tranquil Cove Street is a cul-de-sac and shall have the suffix of Court.

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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: March 5, 2024 – HELD – To 04/02/24 – per Commissioner Mujica.

APPLICANT: VINCENT SCHETTLER

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106