

BROOKFIELD HEIGHTS
(TITLE 30)

UPDATE
HUALAPAI WY/LONE MOUNTAIN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500076-LONE MOUNTAIN PROPERTIES, LLC:

HOLDOVER TENTATIVE MAP consisting of 7 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:
138-06-101-001

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Acreage: 5.4
- Number of Lots/Units: 7
- Density (du/ac): 1.3
- Minimum/Maximum Lot Size (square feet): 26,570/42,086 (gross)/23,488/37,282 (net)
- Project Type: Single family detached residential subdivision

The plans depict a proposed single family residential subdivision located on east side of the Hualapai Way alignment, approximately 615 feet south of Lone Mountain Road. The proposed subdivision, described as Brookfield Heights, consists of 7 single family residential lots and no common element lots. With an overall area of 5.4 acres, the density for the subdivision will be 1.3 dwelling units per acre with a maximum gross lot size of 42,086 square feet and a minimum gross lot size of 26,570 square feet. The maximum net lot size is 37,282 square feet with the minimum net lot size being 23,488 square feet. All lots are rectangular or trapezoidal in shape. A 20 foot sewer/drainage easement is shown in the south central portion of the site with the easement extending 160 feet from the southern tip of the private street cul-de-sac and terminating at the property boundary. The sewer/drainage easement is shown to be incorporated into the area of the southern portion of the development, in particular Lots 4 and 5. The subdivision will be accessed from Lone Mountain Road through an approximately 675 foot extension of Hualapai Way (public) that will start at the intersection with Lone Mountain Road and will terminate in a 45.5 foot cul-de-sac at the entrance to the subdivision.

The extension of Hualapai Way will be 32 feet wide and will be constructed on a 50 foot BLM right-of-way easement. All lots will have legal access through a private street that will connect to Hualapai Way at the public cul-de-sac. The plans show the private street will be incorporated into the adjacent lots. The subdivision will be gated with 6 feet tall wrought iron access gates set back 34.7 feet from the edge of the public cul-de-sac, and the call box set back 22.5 feet from the edge of the public cul-de-sac. The private street will start at the gates as a 60 foot wide street and taper down to a 40 foot wide street with a 36 foot drivable area. The private street will have a 90 degree elbow just after the gates followed by a 90 degree knuckle approximately 55 feet after, and will terminate in a 41 foot cul-de-sac. No sidewalks will be provided as all streets are local streets less than 60 feet in width. The plans also show that there will be a 6 foot tall decorative CMU block wall around the perimeter of the subdivision and between each lot. Water service will be provided by lines that will extend down Hualapai Way from Lone Mountain Road and sewer service will be provided from Red Coach Avenue and will reach the site through a 20 foot BLM sewer easement that will traverse the adjacent Lone Mountain Regional Park.

Landscaping

The plans show that there will be no common landscaping and the only landscaping provided will be that which is provided by each future property owner.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Open Lands	P-F	Lone Mountain Regional Park
West	City of Las Vegas	C-V	Bruce Woodbury Beltway (CC 215) right-of-way

Related Applications

Application Number	Request
WS-23-0348	A single family residential subdivision with waivers for geometrics and landscaping is a companion item on this agenda.
VS-23-0349	A vacation and abandonment of government patent 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 and will comply with the associated design review for the subdivision (WS-23-0348). For these reasons, staff can support the request.

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 has adopted a rewrite to Title 30 effective January 1, 2024**, 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 a cul-de-sac at the end of Hualapai Way;
- Clark County Fire Prevention approval of the street elbow.
- 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; 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.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: August 16, 2023 – HELD – To 09/06/23 – per Commissioner Miller.

COUNTY COMMISSION ACTION: September 6, 2023 – HELD – To 09/20/23 – per Commissioner Miller.

APPLICANT: LIBERTY HOMES OF NEVADA

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