

12/06/23 BCC AGENDA SHEET

STREET NAME CHANGE  
(TITLE 29)

OLYMPIA RIDGE DR/CLEARVIEW RIDGE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SC-23-0375-SOUTHERN HIGHLANDS INVEST PTNRS:**

**STREET NAME CHANGE** to change the name of Clearview Ridge Road to Clearview Summit Drive between Olympia Ridge Drive and Clearview Summit Drive in the Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Ridge Drive and the north side of Clearview Summit Drive within Enterprise. JJ/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

191-07-617-014 through 191-07-617-016; 191-07-617-023; 191-07-618-001; 191-07-619-005; 191-07-619-006; 191-07-620-004 through 191-07-620-010; 191-07-701-003

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: Multiple
- Project Type: Street name change (Clearview Ridge Road)

History & Applicant's Justification

ZC-1536-05 reclassified the subject parcels from R-E zoning to R-2 zoning for a master planned community to expand the portion of the community known as Southern Highlands and allowed for modified residential development standards. The parcels along the alignment were created between 2020 and 2022 with the street names previously approved by the Las Vegas Fire & Rescue Combined Communications Center (Fire Alarm Office).

The applicant indicates that they would like to rename Clearview Ridge Road to Clearview Summit Drive within a residential subdivision for a small custom lot community all served from a loop style road. Presently there are no homes along the street and no building permits in process. Additionally, the applicant indicates that similar requests have been approved in larger subdivisions within the City of Henderson neighborhoods of Seven Hills and Anthem.

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-0030-13 (ET-19-400156)	First extension of time for Olympia Ridge - Section 7	Approved by PC	January 2020
UC-18-0773	Modified wall height standards with waivers for modified street improvement standards, modified driveway design standards, non-standard improvements within the right-of-way, and a design review for a single family residential development	Approved by BCC	December 2018
TM-18-500181	200 lot single family residential subdivision	Approved by BCC	December 2018
TM-0080-14	230 residential lots on approximately 54.4 acres - expired	Approved by PC	July 2014
WT-0472-14	Modified street improvement standards and early final grading with a design review for a 230 lot single family residential development - expired	Approved by PC	July 2014
UC-0370-14	Modified wall height standards in conjunction with a proposed single family residential development - expired	Approved by PC	June 2014
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
TM-0030-13	203 residential lots and 4 larger sub-dividable lots on approximately 299 acres	Approved by PC	May 2013
TM-0111-12	42 lots to create smaller parcels	Approved by PC	January 2013
UC-0274-08 (ET-0136-09)	First extension of time to commence modification to residential development standards	Approved by PC	July 2009
TM-0183-08	93 residential lots and 17 common lots on approximately 306 acres	Approved by PC	December 2008
UC-0274-08	Modified residential development standards	Approved by PC	May 2008
UC-0075-07	Modified residential development standards	Approved by PC	February 2007
ZC-0750-06	Reclassified a portion of this site to R-2 zoning, with a use permit, variance, and waiver for a single family development	Approved by BCC	August 2006
ZC-1536-05	Reclassified a portion of this site to R-2 zoning, with a use permit, variance, and waiver for Southern Highlands Master Planned Community	Approved by BCC	December 2005

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & undeveloped

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

### **Analysis**

#### **Comprehensive Planning**

The proposed street name Clearview Summit Drive is currently located to the west and is connected to Clearview Ridge Road by a roundabout. The applicant indicates that the street will effectively act as a loop road, with the primary access from Olympia Ridge Drive to the north.

The applicant indicates that similar requests have been approved in other parts of the valley, with the examples provided in the City of Henderson. The City of Henderson has its own emergency services dispatch and its own addressing policy, which is separate from the County and the cities of Las Vegas and North Las Vegas. Per the information provided from the Las Vegas Fire & Rescue Combined Communications Center, they did not review the proposed street name for the Street Name and Addressing Policy as the street name was previously approved for use within the subdivision. Additionally, staff was unable to find similar examples in unincorporated Clark County to support similar requests (Summerlin - The Ridges).

Staff finds that the proposed street name change may purport to have the street alignments act as a horseshoe-shaped street. The Street Name and Addressing Policy requires that horseshoe-shaped streets shall be split into 2 or more street names, with the name change occurring at the natural breaking point. Per the approved tentative map, TM-13-500030, the streets were designed and named according to the policy. As previously approved, Clearview Ridge Road is designed to continue to the south along the alignment.

Being that the design of the streets as previously approved does not meet the definition of a loop street and is at best a horseshoe-shaped street, along with the other reasons stated, staff is unable to support the request.

#### **Staff Recommendation**

Denial. This item has been forwarded to the Board of County Commissioners 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 29, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** October 17, 2023 – APPROVED – Vote: Unanimous

**Comprehensive Planning**

- Street signs shall be installed after construction of off-site improvements for the street and prior to final inspection.
- Applicant is advised that they are responsible for the installation of street signs per Public Works requirements.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** October 3, 2023 – HELD – To 10/17/23 – per the applicant.

**APPLICANT:** DEBI GUMA

**CONTACT:** MARC BOLDUC, OLYMPIA COMPANIES, 11411 SOUTHERN HIGHLANDS PKWY, STE 300, LAS VEGAS, NV 89141