

06/21/23 BCC AGENDA SHEET

ANN RD & GRAND CANYON
(TITLE 30)

GRAND CANYON DR/ANN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500056-USA:

TENTATIVE MAP consisting of 107 residential lots on 65.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Ann Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-501-001

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 65
- Number of Lots: 107
- Density (du/ac): 1.64
- Minimum/Maximum Lot Size (square feet): 16,896/30,980 (gross)/16,605/27,882 (net)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,932 to 4,240

The plans depict a proposed 107 lot single family residential subdivision located in Lone Mountain, south side of Ann Road between Grand Canyon Drive and Fort Apache Road. The subdivision contains private residential streets with entrances on Grand Canyon Drive, Hammer Lane, Stephen Avenue, Park Street and Tee Pee Lane. The internal private streets will have a width of 39 feet with no sidewalk. The proposed community will be a subdivision with 107 total lots and have a gross density of 1.64 dwelling units per acre. Common lots are shown on the plans and there is an existing easement running through the center portion of the subdivision and includes portions of landscaping shown along several streets and is listed as landscape element. The increase in finished grade and the associated increase in wall height is located on Lots 1, 13-14, 26-27, 32-38, 71-75, 88 and 107 and the wall is proposed to be up to a total of 13 feet in height to accommodate the increased grade.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|---------------------------------|---|
| North, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Undeveloped & single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas | R-E (RNP-I) & City of Las Vegas | Single family residential |

Related Applications

| Application Number | Request |
|---------------------------|---|
| WS-23-0198 | A waiver of development standards and design review for a single family residential subdivision 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 does not meet the tentative map requirements as outlined in Title 30.

Staff Recommendation

Denial.

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**

If approved:

- 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 Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 40 feet for Grand Canyon Drive, 30 feet for portions of Stephen Avenue, 50 feet for Fort Apache Road, 30 feet for a portion of Park Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District C in lieu of constructing full off-site improvements, as determined by Public Works.
- 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; and that a vacation of the patent will be needed once the patent is issued.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

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 that for any sanitary sewer needs, applicant is advised 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:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118