

12/18/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500134-T AND T VENTURE PARTNERS, LLC:**

**TENTATIVE MAP** consisting of 62 single-family residential lots on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-11-401-001; 125-11-401-002; 125-14-101-001 through 125-14-101-003; 125-14-101-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8050 & 8131 Flanagan Drive
- Site Acreage: 33.48
- Project Type: Single-family residential subdivision
- Number of Lots: 62
- Density (du/ac): 1.85
- Minimum/Maximum Lot Size (square feet): 18,001/32,130 (gross)/16,200/21,778 (net)

Project Description

The plans depict a proposed single-family residential development divided into 2 parts by Grand Teton Drive, and consisting of 62 lots on 33.48 acres total. There are 34 lots shown for the project on the north side of Grand Teton Drive (north half), and 28 lots are shown for the project on the south side of Grand Teton Drive (south half). The entire project will be developed to the RS20 standards per Title 30 with the exception of the minimum gross lot area for 11 of the 62 lots.

The access to the north half of the development is from a 39 foot wide private west/east street; Street C via Rainbow Boulevard and intersects with Street F and terminates with stub streets to the north and south. Street F runs north/south and terminates as stub streets. Four cul-de-sacs extend east off of Street F.

Street L runs east/west with 2 cul-de-sacs, Street G and Street H, extending to the north on the west side of the development and intersecting with a small stub street on the southeast portion of the site. Street J runs north/south intersecting with Street M and Street L.

A 5 foot wide sidewalk is provided on both sides of Street C only. A waiver of full off-site improvements is proposed along Racel Street, Gilbert Lane and Jo Marcy Drive. Common Element K is located at the northeastern corner of the site at the intersection of Gilbert Lane and Racel Street and is located outside of the subdivision. This lot is developed with 3 communication towers and a communication building. Access to Common Element K will be via proposed driveways along Racel Street and Gilbert Lane. A waiver of the front yard wall height, and reduced approach and departure driveway distances are proposed for Common Element K. The lot sizes for Lots 2 through 4 and 28 through 33 for the north half and Lots 36 and 52 for the south half of the development are shown less than 20,000 square feet and are all outside the NPO-RNP. An attached sidewalk is being proposed along Rainbow Boulevard. The site is located in the Lone Mountain Interlocal Agreement Area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-20-0374	Reclassified from R-E to R-D zoning, waivers for landscaping, modified driveway design, off-site improvements, and design review for a 66 lot single family residential subdivision - expired	Held by PC	October 2020
UC-1043-07	Reduced separation between communication towers and reduced setback from a residential development for a communications tower	Approved by BCC	January 2008
UC-0651-07	Childcare institution with a school and dormitory, reduced parking, increased fence height, and off-site improvements - expired	Approved by PC	July 2007
UC-0062-07	Communications building	Approved by PC	February 2007
UC-1900-05	Communications tower	Approved by BCC	March 2006
UC-0311-03	Reduced setback for a communications tower	Approved by PC	April 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	City of Las Vegas	R-PD3 & PD	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0612	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

## Related Applications

Application Number	Request
VS-24-0613	A vacation and abandonment of right-of-way 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

This site is within the Lone Mountain Interlocal Agreement Area where 18,000 square feet is the recommended net lot area, with a goal of 18,500 square feet. Typically, staff does not support lots below the recommended area. In this case, the site is across the street from a planned unit development within the City of Las Vegas with much smaller lots along Rainbow Boulevard. In addition, the lots meet the provisions in Code for net lot sizes along collector and arterial streets.

The development meets most of the subdivision design standards. Although there is only 1 point of access to the subdivision on the north and 1 on the south sides of the development, the number of lots accessing the areas should not have a negative impact to the residents within the proposed development or to the surrounding area. However, staff does not support the waiver for landscaping along Rainbow Boulevard along with a majority of other waivers which could effect parcel boundaries; therefore, staff does not support the tentative map.

#### 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, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

- 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;
- Traffic study and compliance;

- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Racel Street, Jo Marcy Drive and Gilbert Lane;
- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works for the Grand Teton Drive improvements on the South side;
- Coordinate with Public Works for the commercial driveway locations for the cell tower site;
- 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 devices.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

**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 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARISSA FEHRMAN

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135