06/07/22 PC AGENDA SHEET

PARK AND PEBBLE PEBBLE RD/PARK ST
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500076-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:

TENTATIVE MAP consisting of 32 single family residential lots and common lots on 10.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:
176-18-801-011

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - OPEN LANDS
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 10.5
- Number of Lots: 32 residential lots/2 common elements
- Density (du/ac): 3.0
- Minimum/Maximum Lot Size (square feet): 3,264/6,381
- Project Type: Single family residential development

Site Plan
The plan depicts a single family residential development consisting of 32 lots on approximately 10.5 acres with a density of 3 dwelling units per acre. The northern approximately 5.5 acres of this site is impacted by a wash and will be left undistributed as much as possible. Only the area south of the wash will be developed, which is approximately 5 acres, and the density for this portion of the site is approximately 6.4 dwelling units per acre. Access will be provided to the site by 2 proposed streets that intersect with Pebble Road, no lots within the development will take access from Pebble Road. Access within the development will be provided by a 49 foot wide public street, which will have sidewalks on both sides of the street. The plans show 1 street, which terminates in a hammerhead; all other streets within the development are stub streets. The proposed hammerhead is located on the western portion of the site and will provide access to 2 lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I Overlay District for the portions of the Enterprise Planning Area, which included a portion of this site	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-E & R-2	Single family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E (RNP-I) & R-2	Single family residential & undeveloped
East	Open Lands	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E (RNP-I) & R-E	Agriculture use (horses) & undeveloped

This site and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0222	A nonconforming zone change request to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-22-0223	A request to vacate and abandon a flood control easement 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

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, since staff does not support the zone change necessary to allow for the proposed development, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022, at 9:00 a.m., unless otherwise announced.

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:

Current 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road.
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Blazer Court and Blazer Avenue are on the same alignment and shall have the same name and suffix.

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 #0162-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTESTS:

APPLICANT: ENCORE INVESTMENTS LLC
CONTACT: ENCORE ENGINEERING LLC, 7272 S. EL CAPITAN WAY, STE 2, LAS VEGAS, NV 89148