

11/20/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-101-032; 176-16-201-003; 176-16-201-066

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.63
- Project Type: Single-family residential
- Number of Lots/Units: 20
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 20,008 (gross)/18,009 (net)/31,343 (gross)/24,919 (net)

Project Description

The plans depict a new 20 lot single-family residential subdivision for existing undeveloped properties currently zoned RS20 (Residential Single-Family 20). The subdivision will be accessed by 2 separate access drives; Gagnier Boulevard provides access from Mistral Avenue to Macalpine Court for Lots 15 through 20 and Castlemaine Street and Leebrook Court provide access for Lots 1 through 14 from Camero Avenue. Lots 1 through 14 and Lots 15 through 20 do not connect with each other by way of any street or pedestrian access.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0394	Vacated and abandoned easements of interest located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive	Approved by PC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0375	Vacated and abandoned a portion of right-of-way for Gagnier Boulevard	Approved by PC	October 2020
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-24-0542	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-24-0543	A waiver of development standards and design review for a 20 lot single-family residential subdivision 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 request does not meet the tentative map requirements and standards for approval as outlined in Title 30. Staff cannot support the proposed tentative map since only 1 point of ingress/egress is provided with no connectivity between the 6 lots accessed from the north and the 14 lots accessed from the south. The tentative map can be redesigned to provide through access. Therefore, staff cannot support the proposed 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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