

07/16/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:

TENTATIVE MAP consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-402-001; 125-32-402-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.66
- Project Type: Single-family detached residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.72
- Minimum/Maximum Lot Size (square feet): 23,025/24,518 (gross)/18,106/22,542 (net)

The plans depict a single-family residential detached development totaling 8 single-family lots on 4.66 acres located on the east side of Dapple Gray Road and the south side of La Madre Way. The density of the overall development is shown at 1.72 dwelling units per acre. The lots range in size from a minimum gross acreage of 23,025 square feet up to 24,518 square feet with the net acreage ranging from 18,106 square feet up to 22,542 square feet. The development will have access from Verde Way. The lots within the subdivision will be served by 40 foot wide internal private streets that runs through the center portion of the site from Verde Way and will terminate in a cul-de-sac. The private street will have lots on each side of it and the private street will be incorporated into the adjacent lots. The plans show that no landscaping nor off-sites are being provided. Due to the grading of the site, the original design review (DR-19-0651) for the site is still active, but since 4 years have passed without a recorded final map the original tentative map (TM-19-500152) expired.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0506	Vacated and abandoned patent easements	Approved by PC	January 2021
TM-19-500152	8 lot single-family residential subdivision - expired	Approved by BCC	October 2019
DR-19-0651	Single-family residential subdivision with increased finished grade	Approved by BCC	October 2019
ZC-0296-01	Reclassified the site into the RNP-I Overlay	Approved by BCC	September 2001

Surrounding Land Use

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

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 meets the tentative map requirements and standards for approval as outlined in Title 30 and complies with the approved plans and conditions of the original design review for the subdivision (DR-19-0651). For these reasons, staff can support this the request for this tentative map.

Staff Recommendation

Approval.

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

- 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

- Comply with approved drainage study PW19-20680;
- Right-of-way dedication to include 30 feet for Dapple Gray Road, 30 feet for Verde Way and associated spandrel.

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 to inquire with 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:** TIPPETS BLOCK TRUST**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135