

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400032 (TM-23-500152)-CENTURY COMMUNITIES NEVADA, LLC:

WAIVER OF CONDITIONS of a tentative map requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv
(For possible action)

RELATED INFORMATION:

APN:

176-21-101-052; 176-21-101-054; 176-21-118-001 through 176-21-118-073

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14
- Number of Lots: 105
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,325/6,781 (gross and net)
- Project Type: Single-family residential development

History & Request

The Board of County Commissioners (BCC) adopted a plan amendment, PA-23-700037, to redesignate the planned land use of the project site to Mid-Intensity Suburban Neighborhood (MN) in February 2024. The corresponding zone change, ZC-23-0729, was also approved by the BCC in February 2024 reclassify the site to an RS3.3 zone for a proposed single-family residential development. Multiple waivers of development standards and design reviews were also approved with that application. TM-23-500152, a tentative map for the residential subdivision, and VS-23-0730, a vacation of easements and right-of-way, were companion items with the plan amendment and zone change and were also approved by the BCC in February 2024. The applicant is requesting to waive a Public Works – Development Review condition requiring an arch culvert to be privately maintained by the Homeowners Association. The arch culvert is located on APNs 176-21-101-052 and 176-21-101-054, immediately north of Phase 1 of the existing residential development. APNs 176-21-118-001 through 176-21-118-073 have been included as part of this request to accurately maintain the land use application history for the site. WC-26-400031(ZC-23-0729) is a related item on this agenda.

Project Description

The previously approved plans depict a single-family residential development consisting of 105 Lots on 14 acres with a density of 7.5 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 and 6,781 square feet, respectively. Access to the site is granted via a 44 foot wide north/south private street (Street A) that connects to Agate Avenue, a public street. A crash gate for emergency vehicles is provided along the 44 foot wide north/south private street (Street B), between Lot 59 and Lot 60, restricting access to Raven Avenue, a public street. Five foot wide attached sidewalks are provided on 1 side of the north/south private streets. All single family residential lots are oriented towards the interior private streets within the subdivision with the exception of Lots 1 through Lots 12 and Lots 96 through Lots 105, with access to Agate Avenue. A 5 foot wide attached sidewalk is located at the northeast corner of the site, along Lots 62 through Lots 67 adjacent to Raven Avenue. A 5 foot wide detached sidewalk is located along the south portion of the site, adjacent to Lots 1 through Lots 12 and Lots 96 through Lots 105, along Agate Avenue. A 5 foot wide detached sidewalk is located along the southwest corner of the site, in proximity to Lot 12 and Lot 13, adjacent to Durango Drive, transitioning into an existing 5 foot wide sidewalk, located along the northwest corner of the site, in proximity to Lot 36 and Common Element A.

Landscaping

The previously approved plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 10 feet in width along Agate Avenue. A 6 foot wide landscape area, located behind a 5 foot wide attached sidewalk, is located along the northeast corner of the site, adjacent to Raven Avenue. The street landscape areas consist of trees, shrubs, and groundcover. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is located at the southwest corner of the site, along Durango Drive. The detached sidewalk transitions into an existing 5 foot wide attached sidewalk, located at the northwest corner of the site, adjacent to Durango Drive. A landscape area measuring between 25 feet to 72 feet in width is located behind the existing attached sidewalk. The street landscape area along Durango Drive consists of trees, shrubs, and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for TM-23-500152:

Comprehensive Planning

- Expunge TM-22-500045.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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

- Applicant to conduct a traffic signal warrant analysis for the intersection of Durango Drive and Agate Avenue;
- If a traffic signal is warranted, applicant to design and construct traffic signal at Durango Drive and Agate Avenue;
- 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;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 17 feet for Raven Avenue, and 45 feet to the back of curb for Durango Drive;
- Clark County Fire Prevention approval of the Raven Avenue terminus;
- Coordinate with Public Works - Development Review for the design and termination of Raven Avenue;
- Arch culvert to be privately maintained by the Homeowners Association;
- Provide an easement to Clark County - Public Works through the private streets for maintenance of the drainage facility;
- Provide vehicular access to the drainage facility located to the east of this subdivision.
- 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 the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0122-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The project includes the construction of a storm drain facility designed to convey regional stormwater flows safely and efficiently. As part of the project Drainage Study (PW24-12955) review process, the Regional Flood Control District has reviewed the proposed drainage infrastructure and has determined that this facility must be publicly maintained to ensure long-term functionality, system integration, and compliance with regional flood control standards.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-24-900498	Minor deviation for revised plans	Approved by ZA	August 2024
VS-24-0385	Vacation and abandonment easements	Approved by PC	September 2024
ZC-23-0729	Zone change from R-E and R-E (RNP-I) to R-2 with waivers of development standards and design reviews for a single-family residential development	Approved by BCC	February 2024
VS-23-0730	Vacation and abandonment easements and right-of-way – recorded	Approved by BCC	February 2024
TM-23-500152	Tentative map for 105 single-family residential lots	Approved by BCC	February 2024
PA-23-700037	Plan amendment from Ranch Estate Neighborhood (RN), Neighborhood Commercial (NC), and Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	February 2024
NZC-22-0137	Non-conforming zone change the south half of the site from R-E to R-2 zoning - expunged	Approved by BCC	June 2022
VS-22-0138	Vacation and abandonment easements and rights-of-way - expired	Approved by BCC	June 2022
TM-22-500045	Tentative map 50 single-family residential lots on the south half of the site - expunged	Approved by BCC	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RM18	Single-family residential
West	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & RM18	Single-family residential & multi-family residential

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

Related Applications

Application Number	Request
WC-26-400031 (ZC-23-0729)	A waiver of conditions for a zone change is a related 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

Waiver of Conditions

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Public Works - Development Review

Staff can support the request to waive the condition "Arch culvert to be privately maintained by the Homeowners Association", as the Clark County Regional Flood Control District has required it to be publicly maintained.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- Applicant to coordinate with Clark County Public Works - Development Review for all related drainage improvements and maintenance;
- Grant all necessary easements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: CENTURY COMMUNITIES NEVADA, LLC

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118