

06/21/23 BCC AGENDA SHEET

MERANTO & TEE PEE
(TITLE 30)

MERANTO AVE/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500064-LV TEE PEE ROAD ONE, LLC:

TENTATIVE MAP consisting of 20 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-701-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 20 (residential lots)/1 (common element)
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,301/4,931
- Project Type: Single family residential development

The plans depict a detached single family residential development consisting of 20 lots on 2.5 acres with a density of 8 dwelling units per acre. The plans depict 2 of the lots on the southeast corner of the site having direct access from Meranto Avenue. Access to the remainder of the lots will be provided by two, 43 foot private streets which will include a 5 foot wide sidewalk on 1 side of the streets. The first private street starts at the entrance of the subdivision on the southwestern portion of the site and goes north where it terminates in a stub street on the northwestern portion of the site. This stub street will provide access to 2 lots. The second private street is perpendicular to the first and terminates in a hammerhead turnaround that is located on the northeast portion of the site. The plan depicts a common lot on the southeastern portion of the site to be used as a park area for the residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0010	Waiver for increased wall height and design reviews for a single family residential development	Approved by BCC	February 2020
VS-20-0011	Vacated and abandoned easements - expired	Approved by BCC	February 2020
TM-20-500001	20 lots and common lots for a single family residential subdivision	Approved by BCC	February 2020
ZC-0781-17	Reclassified the site to R-2 zoning for a future residential development	Approved by BCC	November 2017
VS-0782-17	Vacated and abandoned government patent easements - expired	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
WS-23-0221	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
VS-23-0222	A vacation and abandonment of easements 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**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue.
- 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.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

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 #0024-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148