

08/18/21 BCC AGENDA SHEET

GRAND CANYON GOMER  
(TITLE 30)

GOMER RD/GRAND CANYON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:**

**TENTATIVE MAP** consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-401-009; 176-19-401-013

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 70
- Density (du/ac): 14
- Minimum/Maximum Lot Size (square feet): 1,202/1,249
- Project Type: Single family attached (townhouse) residential subdivision

The plans depict a 70 lot single family attached (townhouse) residential subdivision with access from Gomer Road on the south side of the site. Internal private street layout is circular with several stub streets, and the streets are 30 feet wide with 26 feet of drivable surface.

Landscaping along both Gomer Road and Grand Canyon Drive include 15 foot wide landscape strips with a 5 foot wide detached sidewalk. A 6 foot high screen wall will be located behind the street landscaping, and an additional 6 foot wide landscape strip with a 4 foot wide walkway are located on the internal side of the perimeter wall. A pedestrian access gate is provided to Grand Canyon Drive.

On the west side of the site, landscaping consists of a 6 foot wide landscape strip with a 4 foot wide walkway. On the north side of the site, landscaping only includes parking lot landscape fingers spaced every 6 parking spaces. Additional landscaping is provided around the base of the townhouses and between the buildings.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	R-2	Undeveloped - approved single family residential
South	Open Land (up to 1 du/10 ac)	R-E	Undeveloped
East & West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential

The subject site and surrounding parcels are in the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-21-0355	A zone change to reclassify the site to an RUD zone for a single family attached (townhouse) residential development is a companion item on the agenda.
VS-21-0356	A vacation and abandonment of government patent 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**

##### **Current 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current 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 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 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;
- All other right-of-way and easement dedications to record with the final map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

**Building Department - Fire Prevention**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NICHOLAS STEVEN PORTUGAL

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