

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:

TENTATIVE MAP consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-801-004

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
- Project Type: Single family detached residential
- Number of Lots/Units: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,425/6,872

The plan depicts a 2.5 acre property with 15 lots proposed and a 6 du/ac density on the east side of Grand Canyon Drive, 620 feet north of Gomer Road. Private street access is located on the east side of Grand Canyon Drive, 70 feet south of the north property line. An existing 100 foot power line easement is located on this property between the northwest corner and southeast corner of the property. The power line easement will be revised to be 70 feet wide to allow for homes to fit on all proposed lots.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Open Lands	RS3.3	Undeveloped

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

Related Applications

Application Number	Request
DR-24-0047	A design review for a 15 lot subdivision is a companion item on this agenda.
VS-24-0046	A request to vacate patent easements is a companion item on this agenda.
ZC-24-0045	A zone change to reclassify from RS20 to RS3.3 zoning 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 meets the tentative map requirements and standards for approval 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, 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

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;
- 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 subdivision 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.

Building Department - Addressing

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0068-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (provide trail access in the NV Energy easement).

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

CONTACT: JAMES GRINDSATFF, 2608 MOUNTAIN RAIL DR., NORTH LAS VEGAS, NV 89084