

12/08/21 BCC AGENDA SHEET

GRAND CANYON - FORD  
(TITLE 30)

GRAND CANYON DR/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-18-401-005; 176-18-801-001

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project (Rhodes Ranch) - Single Family Residential & Multiple Family Residential, & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary school
South	Public Facility	R-E	Blue Diamond Wash
East	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-21-0590	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0591	A vacation and abandonment of easements and right-of-way 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash.
- 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.

**Current Planning Division - Addressing**

- Street A is an extension of Grand Canyon Drive and shall assume the same name;
- Streets B and C shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**Building Department - Fire Prevention**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval (dedicate an 80 foot wide right-of-way to allow for the continuation of Grand Canyon Drive).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIDHOM BROTHERS COMPANY, LLC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120