

01/05/22 BCC AGENDA SHEET

MOUNTAIN'S EDGE TOWNHOMES
(TITLE 30)

RAINBOW BLVD/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500186-ME 52 PARTNERS, LLC:

TENTATIVE MAP consisting of 106 single family residential lots and common lots on 8.6 acres in an RUD (Residential Urban Density) Zone and an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-601-006; 176-34-601-011

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – GENERAL COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.6
- Number of Lots: 106
- Density (du/ac): 12.3
- Minimum/Maximum Lot Size (square feet): 1,250/1,726
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development consisting of 106 residential lots with a density of 12.3 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The proposed development features a total of 20 buildings, each containing 4 to 6 units that are adjacent to 38 foot wide private streets. The street network consists of 1 main driveway with 6 stub streets that provide access to the residential units along the eastern portion of the site. The townhomes are designed with the front garages facing the private streets. The development will be served by a single point of ingress/egress from Rainbow Boulevard. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, recreational pool area with an indoor gym, play structure, picnic areas, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0545	Reclassified both subject parcels to RUD Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021
NZC-19-0517	Reclassified the southern parcel to RUD Planned Unit Development for an attached single family residential development consisting of 47 residential lots - expunged	Approved by BCC	September 2019
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-3	Single family residential
South	Major Development Project (Mountain's Edge) - Urban Residential	RUD	Single family residential
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Mountain's Edge) - Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0666	A vacation and abandonment of 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 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Levi Avenue, and associated spandrels;
- 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 and Rainbow Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and Rainbow Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that meandering sidewalks are a non-standard improvement which the County will not maintain; 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

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

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

#0057-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ME 52 PARTNERS, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135