

ERHARDT ESTATES
(TITLE 30)

ELKHORN RD/SISK RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500188-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:

TENTATIVE MAP consisting of 43 single family residential lots and common lots on 23.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

125-14-401-006; 125-14-401-007; 125-14-404-001; 125-14-404-002; 125-14-405-002

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 23.3
- Number of Lots/Units: 43
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,508/24,279
- Project Type: Single family detached residential
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,814 to 4,150

The site plan depicts a 43 lot subdivision on 23.3 acres, located on the north side of Elkhorn Road, between Sisk Road and Rainbow Boulevard. The lots range in size from 18,508 square feet (net) to 24,279 square feet (net). The subdivision includes 5 internal private streets with either a 43 foot cross section or 58 foot cross section, with a 4 foot sidewalk on 1 side of each street. East to west streets have a sidewalk on the south side of the street, while the north to south street has a sidewalk on the west side of the street. Sisk Road is a public street that ends in a cul-de-sac approximately 550 feet north of Elkhorn Road. A private street accesses the subject property at the end of this cul-de-sac and has an initial 58 foot. The roads narrow to a 43 foot cross section for the remainder of the subdivision after the entrance. A 39 foot wide community maintained emergency access and crash gate is proposed at the western end of the western most cul-de-sac on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0929-05	Vacated and abandoned a portion of Severance Lane between Eisner Drive and Solar Avenue alignments for existing utility easements	Approved by PC	July 2005
VS-1922-03	Vacated and abandoned portions of Solar Avenue and Severance Lane located between the Eisner Drive and Solar Avenue alignments	Approved by PC	February 2004
VS-0109-97	Vacated and abandoned portions of Garehime Street, Severance Lane, Solar Avenue, and an access easement for NV Energy and Clark County Public Works	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
DR-21-0668	A design review for increased finished grade for a single family residential development is a companion item on this agenda.
VS-21-0672	A vacation of a 5 foot right-of-way along Rainbow Boulevard and Elkhorn Road 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 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Kaizad Yazdani - Traffic Management Division for the design of the Rainbow Boulevard improvements;
- Coordinate with Public Works - Design Division for the Elkhorn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Elkhorn Road improvement project;
- 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 the above mention projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and the above mention projects.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way 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

- Streets shall have approved street names and suffixes;
- Rainbow Road shall have the suffix of Boulevard;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE
100, LAS VEGAS, NV 89118