

05/03/22 PC AGENDA SHEET

DURANGO AGATE
(TITLE 30)

DURANGO DR/AGATE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500045-RAD-FAR LTD:

TENTATIVE MAP consisting of 50 single family residential lots and common lots on 7.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-21-101-015 through 176-21-101-017

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8596 W. Agate Avenue
- Site Acreage: 7
- Number of Lots: 50 residential/4 common elements
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,303/6,595
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 50 lots with a density of 7.2 dwelling units per acre. The site has frontage along Agate Avenue to the south and Durango Drive to the west. Access to the development is from Agate Avenue and access within the subdivision is provided by 43 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the streets. The private streets terminate as stub streets and the stub streets will provide access to a maximum of 5 lots. The plan depicts 4 common lots, which are located along the public streets, a portion of the eastern boundary of the site, and along the side street of a corner lot on the eastern portion of the site.

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|-------|--|------------------------|--------------------------|
| North | Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac) | R-E & R-E (RNP-I) | Undeveloped |

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---------------------------|
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| East | Compact Neighborhood (up to 18 du/ac) | R-3 | Single family residential |
| West | Corridor Mixed-Use | R-2 | Single family residential |

This site and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|---------------------------|---|
| NZC-22-0137 | A nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda. |
| VS-22-0138 | A request to vacate and abandon easements and rights-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. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 8, 2022, at 9:00 a.m., unless otherwise announced.

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;
- Right-of-way dedication to include 30 feet for Agate Avenue, 45 feet to the back of curb for Durango Drive, and associated spandrel.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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;
- Street A is an extension of Alderstone Street and shall assume the same name;
- 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 #0041-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANGELA PINLEY

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