

05/18/22 BCC AGENDA SHEET

DURANGO & CAMERO
(TITLE 30)

UPDATE
DURANGO DR/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500035-NEVADA CENTRAL ENTPRS LLCC:

TENTATIVE MAP consisting of 19 lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
176-17-601-002

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 19
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,304/5,394 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The minimum and maximum lot sizes are 3,304 and 5,394 square feet, respectively. The primary ingress and egress to the proposed development is via a 37 foot wide east/west private street, private Street A, that connects to Durango Drive and serves Lot 1 and Lot 19. A north/south private street, private Street B, services Lot 2 through Lot 18 and connects to private Street A. A 4 foot wide attached sidewalk is located adjacent to Lot 1 through Lot 4 and connects to a 5 foot wide detached sidewalk along Durango Drive. A 4 foot wide attached sidewalk is also located along private Street B, adjacent to Lot 16 through Lot 18. **The applicant has submitted revised plans that include the addition of a right turn lane from the southbound portion of Durango Drive, for ingress to the development. The addition of the right turn lane reduces the area of lot 1 from 5,118 square feet to 4,051 square feet.**

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Twenty-four inch box trees, including shrubs and groundcover, are proposed within the street landscape area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-2	Single family residential
South	Neighborhood Commercial	R-E	Single family residential
East	Neighborhood Commercial	C-P	Previously approved office building
West	Open Lands	P-F	Drainage channel & undeveloped

The subject site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0101	A nonconforming zone change to reclassify 2.5 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
VS-22-0102	A request to vacate and abandon 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. However, since staff does not support the non-conforming zone change and corresponding design review, staff cannot support the tentative map.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: April 19, 2022 – APPROVED – Vote: Unanimous

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 45 feet to the back of curb for Durango 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 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; and 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.

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 #0409-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA, LLC

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