

06/22/22 BCC AGENDA SHEET

LUNA VISTA  
(TITLE 30)

BOULDER HWY/WHITNEY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500063-MOSER, INEZ E.:**

**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-201-001; 161-27-201-002

**LAND USE PLAN:**

WHITNEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5895 Boulder Highway
- Site Acreage: 5.4
- Number of Lots: 42
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,440/5,514
- Project Type: Single family residential development

The plans depict a single family residential development totaling 42 single family lots and 3 common area lots on 5.4 acres. The density of the overall development is shown at 7.8 dwelling units per acre. The lots range in size from a minimum of 3,440 square feet to a maximum of 5,514 square feet. The development will have access from Dodd Street to the east. The lots within the subdivision will be served by 43 foot wide internal private streets, which includes a sidewalk on 1 side of the street.

**Prior Land Use Requests**

| Application Number | Request   | Action         | Date         |
|--------------------|---|----------------|--------------|
| UC-19-0616         | Inventory storage area for recreational vehicles (camper vans)                  | Approved by PC | October 2019 |
| UC-0478-14         | Vehicle rental (recreational/campers) facility on the southern parcel - expired | Approved by PC | July 2014    |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| UC-0256-09                | Recreational vehicle sales and rental facility on the northern parcel - expired | Approved by PC  | May 2009       |
| ZC-0793-98                | Reclassified portions of this site to C-2 zoning for a mobile home sales lot    | Approved by BCC | September 1998 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>                    |
|-------|---|------------------------|---|
| North | Corridor Mixed-Use                                  | C-2 & R-2              | RV sales/rental & single family residential |
| West  | Corridor Mixed-Use                                  | C-2                    | Retail uses                                 |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2                    | Single family residential & undeveloped     |
| South | Corridor Mixed-Use                                  | C-2 & R-2              | Retail uses & single family residential     |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| NZC-22-0176               | A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development 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 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:** May 17, 2022 – APPROVED – Vote: Aye: Kirk, Castello, Frasier, Kilarski, Lee Absent: Stone, Nguyen

**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;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

**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 #0435-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Whitney - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEAZER HOMES

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