08/02/22 PC AGENDA SHEET

CENTENNIAL & DAPPLE GRAY (TITLE 30) CENTENNIAL PKWY/DAPPLE GRAY RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**TM-22-500110-ROARING 20'S LLC:**

**TENTATIVE MAP** consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action)

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RELATED INFORMATION:

**APN:**
125-29-101-003

**LAND USE PLAN:**
LONE MOUNTAIN - PUBLIC USE

**BACKGROUND:**
**Project Description**
General Summary
- Site Acreage: 5.1
- Number of Lots/Units: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 8,780/9,381
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): Up to 19
- Square Feet: Up to 3,769

The submitted plan depicts a rectangular, approximately 5.1 acre parcel proposed to be subdivided into 16 lots for a density of 3.2 dwelling units per acre. Access to the subdivision is provided by a 40 foot wide private street with a 5 foot wide sidewalk on 1 side that ends in a cul-de-sac turnaround. The private street is accessed from Centennial Parkway, a 100 foot wide right-of-way. The lots range in size from a minimum of 8,780 square feet to a maximum of 9,381 square feet.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| UC-0084-04 | Place of worship | Approved by PC | February 2004 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---|---|---|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Single family residential |
| East | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | R-E | Undeveloped |
| West | City of Las Vegas | R-E | Place of worship |

**Related Applications**

| Application Number | Request |
|---|---|
| NZC-22-0331 | A nonconforming zone change to reclassify 5.1 acres to R-1 zoning for a 16 lot single family residential development is a companion item on this agenda. |
| VS-22-0332 | 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 cannot support the design review and ultimately the non-conforming zone boundary amendment, staff cannot support the tentative map.

**Staff Recommendation**
Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 7, 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**
If approved:

- 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 on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway and 30 feet for Regena Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with the City of Las Vegas on the Centennial Parkway 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; and that the 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**

- Colville Court is too similar to an existing street name and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

**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, applicant is advised 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 - denial.
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** PINNACLE HOMES
**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118