

TENAYA & FORD
(TITLE 30)

TENAYA WAY/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500141-MAGNUS VEGAS, LLC:

TENTATIVE MAP consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-15-301-013; 176-15-301-031; 176-15-301-044; 176-15-701-006; 176-15-701-007; 176-15-701-011; 176-15-701-031; 176-15-701-034; 176-15-801-043

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8515 Cote Road & 8575 S. Tenaya Way
- Site Acreage: 37.9
- Number of Lots: 94 (residential)/2 (common)
- Density (du/ac): 2.5
- Gross Minimum/Maximum Lot Size (square feet): 11,753/24,301
- Net Minimum/Maximum Lot Size (square feet): 9,000/18,923
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 94 residential lots on 37.9 acres with a density of 2.5 dwelling units per acre. The site is bisected by Tenaya Way with the 2 portions of the project being developed as separate neighborhoods. The plans depict 31 lots on the portion of the site west of Tenaya Way and 63 lots on the portion of the site east of Tenaya Way. The entrances to both portions of the development will be from Tenaya Way and the entrances will be gated. The plans show 51,841 square feet of open space which will be used mainly for drainage easements. Access within the interior of the development will be from 38 foot wide private streets. Detached sidewalks are shown on both sides of Tenaya Way. The conditions of approval NZC-21-0745, as well as the proposed vacation of patent easements and right-of-way along Tenaya Way resulted in the need for this updated tentative map. As a result, of the proposed map changes, the new net minimum lot size is 9,000 square feet adjacent to Tenaya Way, previously approved at 10,052 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500212	94 lot single family residential subdivision to be expunged and replaced	Approved by BCC	March 2022
PA-22-700001	Amendment to the Master Plan for the Clark County Trail Map for the Las Vegas Valley	Adopted by BCC	March 2022
NZC-21-0745	Reclassified the site to an R-D zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0746	Vacated and abandoned easements and rights-of-way	Approved by BCC	March 2022
ZC-1026-05	Established an RNP-I Overlay District for portions of the Enterprise Planning Area which included this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-22-0396	A vacation of patent easements and a portion of a right-of-way being Tenaya 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.

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

- Expunge the previous tentative map TM-21-500212.
- 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 on Wigwam Avenue, Montessouri Street, Cougar Avenue, Tenaya Way, and Belcastro Street (south of Cougar Avenue);
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 17 feet for Belcastro Street adjacent to APN 176-15-701-006, 30 feet for Belcastro Street south of Cougar Avenue, 30 feet for Cougar Avenue and an elbow at the Cougar Avenue/Belcastro Street intersection, 35 feet to 70 feet to the back of curb for Tenaya Way, 30 feet for Ford Avenue west of Tenaya Way, 30 feet for Monte Cristo Way, and associated spandrels;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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

- 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 #0300-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAGNUS VEGAS, LLC

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