

DURANGO & VERDE
(TITLE 30)

DURANGO DR/VERDE WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500219-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY
CUST FBO MCMENEMY RON S:**

TENTATIVE MAP consisting of 6 lots and common lots on 1.9 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-804-002

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 6
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 10,840/13,231
- Project Type: Detached single family residential

The tentative map depicts a 6 lot single family residential subdivision. Access is provided by a 40 foot wide private street that connects to Verde Way on the north side of the site and terminates in a cul-de-sac on the south side of the site. Density is limited to 3.5 dwelling units per gross acre (6 lots) under the Lone Mountain Interlocal Agreement.

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
ZC-22-0662	A zone change to reclassify 1.9 acres from an R-E (RNP-I) to R-1 zoning, with a waiver for wall height, and a design review increased finished grade is a companion item on this agenda.
VS-22-0663	A request to vacate 5 feet of Durango Drive right-of-way for a detached sidewalk 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**

- 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.

- 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 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.

Current Planning Division - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

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:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS

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