

ANN AND EL CAPITAN
(TITLE 30)

ANN RD/EL CAPITAN WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500022-USA:

TENTATIVE MAP consisting of 17 lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-102-029

LAND USE PLAN:

LONE MOUNTAIN - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 17
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,000/24,711 (gross)/16,808/20,818 (net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 17 lots on 10 acres with a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,000 square feet and 24,711 square feet, respectively. Furthermore, the minimum and maximum net lot sizes are 16,808 square feet and 20,818 square feet, respectively. Thirteen of the 17 lots are less than 18,500 square feet. A 10% reduction to the net lot area for Lots 1 through Lot 5 is permitted per Code since the lots are adjacent to an arterial street. Access to the development is granted via a 39 foot wide east/west private street, Alto Summit Street, that connects to El Capitan Way. Secondary access to the development is granted via a 39 foot wide north/south private street, Alto Rockfall Street, that connects to Stephen Avenue. A screen wall/retaining wall measuring 13 feet in height (7 foot retaining wall/6 foot screen wall) is proposed adjacent to Lots 6 through Lot 9 located along the western portion of the site. A second screen wall/retaining wall measuring 11 feet in height (5 foot retaining wall/6 foot screen wall) is proposed adjacent to Lots 1, Lot 13, and Lot 14, located along the eastern portion of the site, adjacent to El Capitan Way. An existing 6 foot wide detached sidewalk, with curb, gutter, and streetlights, is located adjacent to Ann Road. Stephen Avenue will be developed to non-urban

street standards with the minimum required paving, 32 feet, per Department of Environment and Sustainability regulations.

Landscaping

The plans depict an existing 12 foot wide landscape area, including a detached sidewalk, adjacent to Ann Road and within the right-of-way, constructed by the County. The detached sidewalk measures 6 feet in width, and includes a 3 foot wide landscape area on each side of the sidewalk. Alternative street landscaping, with no detached sidewalk, is proposed adjacent to El Capitan Way consisting of a 5 foot wide rockscape area located between the screen/retaining wall and right-of-way. No street landscaping is proposed along Stephen Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0114	A proposed 17 lot single family residential development with waivers for reduced lot area, street landscaping, increased wall height, and off-site improvements; with a design review to increase finished grade 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the waiver of development standards and design review associated with WS-23-0114, staff cannot support this application.

Staff Recommendation

Denial.

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:

Comprehensive 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;
- Traffic study and compliance;
- Right-of-way dedication to include 50 feet for Ann Road, 40 feet for El Capitan Way, 30 feet for Stephen Avenue, a 54 foot property line radius in the northeast corner of the site, and associated spandrels;
- 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 off-site improvement permits may be required.

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: Lone Mountain - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118