

STREET NAME CHANGE
(TITLE 30)

CONQUISTADOR ST/ANN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-23-0699-COSMIC DEVELOPMENT, LLC:

STREET NAME CHANGE to name a private unnamed cul-de-sac Snowlee Court.

Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:
125-30-402-020

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Acreage: 2.1
- Project Type: Street name change

Applicant's Justification

The applicant states the street in question is being constructed on land owned by Cosmic Development LLC and will primarily serve as a private street providing access to 4 homes that are currently being developed. It is the intention to ensure that this street remains private and will be maintained by the property owners within the development.

The applicant respectfully requests "Snowlee Court." This name symbolizes the family names of the founders of the project and represents the dedication and the vision in creating this development. Applicant believes that "Snowlee Court" would also contribute to the sense of pride and community among the future residents. The Fire Communication Center has approved this name.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0550-00	Vacated and abandoned a portion of right of way being Jensen Street	Approved by BCC	June 2000

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Although the combined Fire Communications Center has provided comments approving the proposed street name, Snowlee Court, as a valid street name for use in Clark County, staff cannot support a request for a street name change which conflicts with the Las Vegas Valley Street Naming and Address Assignment Policy which states a private cul-de-sac with four or fewer lots shall not be separately named. Addresses shall be assigned based on the street from which access to the private street is obtained. For this reason, staff cannot support approval of 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Subject to Snowlee Court.
- Applicant is advised that the developer is responsible for installing street signs to County standards within 60 days from approval; and 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RONNIE LEE

CONTACT: RONNIE LEE, 4703 HEARTSTONE CIRCLE, LAS VEGAS, NV 89129