

01/20/21 BCC AGENDA SHEET

MONTESSOURI & CAMERO UNIT 1 - PHASE 2 WIGWAM AVE/MONTESSOURI ST
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500175-LH VENTURES, LLC:

TENTATIVE MAP consisting of 19 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Wigwam Avenue, 290 feet east of Montessori Street within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-601-008; 176-15-612-097; 176-15-612-118 through 176-15-612-119; 176-15-695-005

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.8 development/2.5 zone change
- Number of Lots: 19 lots with 1 common element lot
- Density (du/ac): 6.8
- Minimum/Maximum Lot Size (square feet): 4,141/5,404
- Project Type: Single family residential development

The plans depict a single family residential subdivision consisting of 19 lots with a density of 6.8 dwelling units per acre. The proposed development is an expansion of the approved single family residential development to the west and north of the site. The site has frontage along Wigwam Avenue but the plans depict no direct access for any of the proposed lots to this street. Access to the project is from a private street within the approved single family residential development to the north. Access to the lots are via a 43 foot wide private streets which include a 4 foot wide sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified an RNP-I overlay district for portions of the Enterprise Planning Area which included this site	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
South	Residential Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Private school
East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
NZC-20-0498	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-20-0499	A vacation of 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.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: December 15, 2020 – APPROVED – Vote: Unanimous Absent: Morley

Current Planning

- Applicant is advised that 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;

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue.
- 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 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Frankland shall have the suffix of Court.

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 #0307-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LH VENTURES, LLC

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