

02/02/21 PC AGENDA SHEET

AGATE & Warbonnet East Cottages North  
(Title 30)

Agate Ave/Buffalo Dr

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-20-500185-MAK ZAK, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 78 lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-21-501-030

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 78
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/5,783
- Project Type: Single family subdivision

The plans depict a single family residential subdivision on 9.8 acres on the north side of Agate Avenue. Public Streets include Agate Avenue, which runs east/west, together with Warbonnet Way and Miller Lane, which run north/south. These public streets are 60 feet wide with 5 foot wide sidewalks on each side. Private streets that are 44 feet wide with a 5 foot wide sidewalk on one side include a private street running east/west connecting Warbonnet Way and Miller Lane, and 2 private streets that extend north of Agate Avenue and end in a hammerhead cul-de-sac design.

Larger lots ranging in size from 4,586 square feet to 5,783 square feet are located adjacent to an existing single family residence to the north of the site. Similarly, larger lots ranging in size from 5,017 square feet to 5,173 square feet are located adjacent to an existing single family residence to the east of the site. All the other lots in the subdivision are at least 3,300 square feet.

Landscaping is included on common lots on the side of certain residential lots adjacent to the public streets. In addition, trees are shown in the rear and side yards of residential lots along the east, north, and west perimeter of the subdivision to help provide an additional landscape buffer.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-18-700015	Plan amendment to change the land use category for 20 acres, which included the portion of the site north of Agate Avenue, from RNP to RS; reduced to RL by the Board of County Commissioners	Approved by BCC	March 2019
ZC-1026-05	Reclassified approximately 3,800 parcels, including the subject site, to R-E (RNP-I) zoning	Approved by BCC	October 2005

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E (RNP-I)	Single family residential & undeveloped
South	Residential High (8 du/ac to 18 du/ac) & Commercial General	R-E (RNP-I), R-E, & C-2	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped

The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-20-0524	A nonconforming zone change to reclassify the subject site to R-2 zoning for a single family residential subdivision and to reclassify 7.4 acres south of Agate Avenue to RUD zoning for a townhome planned unit development is a companion item on this agenda.
VS-20-0523	A vacation and abandonment of patent easements on a parcel located in the southeast portion of this overall project is a companion item on this agenda.
TM-20-500186	A tentative map for a townhome planned unit development south of Agate Avenue 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 will be forwarded to the Board of County Commissioners' meeting for final action on **March 3, 2021 at 9:00 a.m.**, unless otherwise announced.

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.

## **PRELIMINARY STAFF CONDITIONS:**

### **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 60 feet for Warbonnet Way, 30 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels.
- 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.

### **Current Planning Division - Addressing**

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

### **Building Department - Fire Prevention**

- No comment.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0151-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**PLANNING COMMISSION ACTION:** January 19, 2021 – HELD – To 02/02/21 – per the Commissioner Nguyen.

**APPLICANT:** D.R. HORTON

**CONTACT:** VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146