

02/03/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

FORT APACHE RD/LE BARON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-20-500197-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:**

**TENTATIVE MAP** consisting of 18 residential lots and 2 common lots on 2.5 acres in R-2 (Medium Density) zone.

Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-30-601-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 18 (residential)/2 (common lots)
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,312/5,569
- Project Type: Single family residential

The plans depict a proposed single family residential subdivision consisting of 18 residential lots and 2 common lots. Access to the proposed subdivision is from Fort Apache Road via private streets. The density of the subdivision is 7.2 dwelling units per acre, which is less than the 8 dwelling units per acre allowed in the Residential Suburban land use district. All the lots will front internally and there will be 2 car garages provided for each home. Perimeter landscaping is being provided along Fort Apache Road, in conformance with Title 30.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0454-13	Reclassified 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development	Approved by BCC	February 2014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Public Facilities	R-2	Undeveloped
East	Major Development Project	R-2	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-20-0562	A request to vacate and abandon patent easements is a companion item on this agenda.
WS-20-0563	A waiver of development standards to increase block wall height and a design review for increased 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****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 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road.
- 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;
- Private streets shall have approved street names and suffixes.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0238-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUMMIT HOMES OF NEVADA

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