

02/03/21 BCC AGENDA SHEET

NORTHGATE
(TITLE 30)

JONES BLVD/BRENT LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500196-BUILDING NV, LLC:

TENTATIVE MAP consisting of 20 lots and common lots on 10 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:

125-11-604-004; 125-11-604-005

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.0
- Number of Lots: 20
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 16,914/20,200 (gross)/14,894/18,022 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 20 lots on 10 acres for a density of 2.0 dwelling units per acre. The majority of the lots have access from an internal street that connects to Jones Boulevard to the east. The private street is 39 feet wide and does not include sidewalks. The lots not served by the private street front directly onto Lutts Street to the west. Access to the subdivision will be controlled by an access gate.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0093	Reduced gross lot area to 18,000 square feet for 10 lots on a portion of this site (APN 125-11-604-004)	Approved by BCC	March 2019
TM-19-500030	10 single family residential lots on 5 acres	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
North, East, & South	City of Las Vegas	RPD-2 & 3	Single family residential

Related Applications

Application Number	Request
VS-20-0559	A request to vacate and abandon a portion of right-of-way is a companion item on this agenda.
WS-20-0558	A waiver of development standards to reduce lot size and design review for a single family residential development 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. However, since staff cannot support WS-20-0558, staff cannot support this tentative map.

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- 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 for Jones Boulevard;

- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the 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 labeled Private St 1 is an extension of Chestnut Run Avenue and shall maintain the same name.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that all gates required to be minimum 20 foot width over a minimum 24 foot width access lane; and to show fire hydrant locations on-site and within 300 feet of each home.

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 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:

APPROVALS:

PROTESTS:

APPLICANT: BUILDINGNV, LLC

CONTACT: PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE, STE L-1, LAS VEGAS, NV 89118