

03/03/21 BCC AGENDA SHEET

PEBBLE & TENAYA
(TITLE 30)

TENAYA WY/PEBBLE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 21 residential lots on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road (alignment) and east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-401-015; 176-15-401-017; 176-15-401-022; 176-15-401-023; 176-15-401-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13
- Number of Lots/Units: 21
- Density (du/ac): 1.7
- Building height(feet): Up to 20
- Minimum/Maximum Lot Size (square feet): 18,000/25,585 (gross)
- Project Type: Single family residential subdivision

The plans depict a proposed 21 lot single-family residential subdivision with no common lots on approximately 13 acres. Density is calculated at 1.7 dwelling units per acre, less than the 2 dwelling units per acre. The smallest gross lot size is shown at 18,000 square feet with a maximum of 25,585 square feet with an average lot size over 21,000 square feet. The applicant states that this subdivision is consistent with adjacent properties and residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0016	A request to vacate and abandon patent easements is a companion item on this agenda.
WS-21-0018	A waiver of development standards for full off-site improvements, reduced gross lot size, access to a collector street, and increased finished grade 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 does not support the related design review, staff cannot support the 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 advised 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; 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;

- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Tenaya Way and Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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

- No comment.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet (and within 300 feet of farthest property line for R3/SFR); for flag lots fire/emergency access must comply with the Fire Code as amended; and that access lanes are to be a minimum 24 feet wide.

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 #0408-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118