

AZURE & MOONLIGHT  
(TITLE 30)

AZURE DR/MOONLIGHT DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500004-TEMPAZURE, LLC:**

**TENTATIVE MAP** consisting of 14 single family residential lots on 7.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**

125-27-610-025 through 125-27-610-031; 125-27-610-040 through 125-27-610-046

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.7
- Number of Lots/Units: 14
- Density (du/ac): 1.8 du/ac
- Minimum/Maximum Lot Size (square feet): 17,516/18,807
- Project Type: Single family development

The plans depict a proposed 14 lot single family residential development on 7.7 acres. The density of the subdivision is 1.8 dwelling units per acre. The lots range in size from a minimum of 17,516 square feet to a maximum of 18,807 net square feet. The lots will access Azure Drive via an internal 41 foot wide private street oriented to the north/south ending in a stub on the south portion of the development. The development will have gated access from Azure Drive. The gated entrance is 54 feet wide with sidewalks and includes a median island and a call box entry. The plans also depict a proposed increased finished grade to 40 inches for lots within the development.

A 6 foot wide landscape strip is located behind an attached 5 foot wide sidewalk along Azure Drive and a 5 foot wide, 50 foot long landscape area is shown on both sides of the entrance to the development from Azure Drive.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-E	Single family development
South	Residential low (up to 3.5 du/ac)	R-E	Single family residential
East	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E	Single family residential & undeveloped
West	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E & O	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0022	Waivers of development standards and a 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, the proposed development is not in conformance with the Lone Mountain Land Use Plan and the Lone Mountain Interlocal Agreement which requires a minimum lot size of 18,000 square feet. Staff cannot support the request, as the proposed development is not in conformance with the Land Use Plan and the Interlocal Agreement.

**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 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;
- Full off-site improvements on Azure Drive;
- Right-of-way dedication to include 5 feet for Azure Drive and the spandrel at the southeast corner of Azure Drive and Starlight Drive;
- 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**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall be named with the suffix of Court.

**Building Department - Fire Prevention**

- 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.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located near the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TEMPAZURE LLC

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