04/21/21 BCC AGENDA SHEET

PRADO TENAYA WY/PALMYRA AVE
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500021-N2MH LLC & EAGLE 40 LLC:

TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone.

Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-10-308-001; 163-10-308-002

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 20
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 13,137 (net)/16,500 (gross) minimum/18,056 (net)/23,917 (gross) maximum
- Building Height (feet): Up to 35
- Project Type: Single family residential

The plans depict a proposed 20 lot single family residential development on approximately 10 acres at a density of 2.0 dwelling units per acre. Access to the subdivision is from Tenaya Way through a private street. The minimum net lot area is 13,137 square feet and the maximum net lot area is 18,056 square feet. The gross lot areas range from a minimum 16,500 square feet to 23,917 square feet. All proposed lots will be accessed from a private street with roll curb on both sides of the streets. There are 2 private streets oriented east to west, centrally located around 6 lots, each ending in a hammerhead design.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1481-94	Vacated a surplus of right-of-way	Approved by BCC	December 1994

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

Related Applications

Application Number	Request
VS-21-0054	Vacation and abandonment of easements is a companion item on this agenda.
WS-21-0068	Waiver of development standards and design review for a single family residential development is a companion item this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Although this request meets the tentative map requirements as outlined in Title 30, staff does not recommend approval of the related design review; and therefore, does not 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 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 18.5 feet to the back of curb for Palmyra Avenue, 22.5 feet to the back of curb for Coley Avenue, 20.5 feet to the back of curb for Monte Cristo Way, 25 feet to the back of curb for Tenaya Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Grant necessary easements for pedestrian access and streetlights and traffic control devices on all public street frontages.
- 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;
- Streets shall have approved names and suffixes.

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; and to 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.

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 and reference POC Tracking #0085-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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