

06/16/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

HUALAPAI WY/OLETA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400066 (NZC-0872-16)-AMH NV8 DEVELOPMENT, LLC:**

**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 15.2 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** finished grade.

Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise (description on file). JJ/lm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-201-031; 176-19-201-032

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase the finished grade to 54 inches (4.5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 15.2
- Number of Lots/Units: 120 (residential lots)/9 (common lots)
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,318/9,248 (net & gross)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 1,616 to 2,574

### Site Plans

The previously approved plans depict a single family residential subdivision consisting of 120 lots with a density of 7.9 dwelling units per acre. The lots range in area between 3,318 square feet to 9,248 square feet with an average lot size of 3,867 square feet. The site has frontage along Conquistador Street to the east, Hualapai Way to the west, and is bisected by Oleta Avenue. The easternmost approximately 2.5 acres of this parcel is planned Residential Suburban (up to 8 du/ac) with the majority of the site planned for Public Facility uses. The plan indicates that 16 lots have access from Oleta Avenue and 5 lots have access from Conquistador Street, which are both 60 foot wide public streets. Access to the remaining lots will be provided by 41 foot wide private streets which include sidewalks on 1 side of the streets. The previously approved plans indicate that 4 of the private streets will terminate into cul-de-sacs. There is an existing overhead power line that runs through the site, which the plans indicate will be removed or relocated. There is an approved single family residential development to the south and east of this site. The previously approved plans indicate that access will be established between the southernmost portion of the site and the approved residential development to the south and east. There is an existing easement for drainage for the Upper Duck Creek Detention Basin along the west side of the site within the future right-of-way for Hualapai Way. The development is being constructed with 2 different tentative maps, but the design has not changed.

### Landscaping

The previously approved plan depicts a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk adjacent to Hualapai Way. The northeast corner of the site is adjacent to Blue Diamond Road and the plans depict a 20 foot wide landscape area with trees, shrubs, and groundcover at this location. The previously approved plans also depict Conquistador Street terminating in a cul-de-sac at the northeast corner of the site. A minimum 6 foot wide landscape area with trees, shrubs, and groundcover is depicted adjacent to this cut-de-sac.

### Elevations

The previously approved plans depict 2 story homes between 27 feet and 35 feet in height. All of the homes will have pitched roofs with concrete tile roofing material. The exterior walls of the homes will have a stucco finish painted in earth tone colors. Architectural enhancements will include pop-outs, recesses and window fenestrations.

### Floor Plans

The previously approved homes will be between 1,616 square feet to 2,574 square feet in area with 2 car garages and options for 3 or more bedrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900155 (NZN-0872-16):

#### Current Planning

- Until March 8, 2021 to complete.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Listed below are the approved conditions for NZC-0872-16:

#### Current Planning

- A resolution of intent to complete in 3 years;
- Enhance the articulation to the rear of the houses and rear landscaping along the north property line;
- Add a 24 inch box tree to rear yard of each lot;
- Add color variation on rear elevations;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Hualapai Way, 30 to 60 feet for Oleta Avenue, 30 feet for Conquistador Street with a cul-de-sac at the proposed north end, and all associated spandrels;
- Applicant must provide written communication from the Nevada Department of Transportation (NDOT) in regards to the Conquistador Street outlet onto Blue Diamond Road.
- Applicant is advised that the installation of detached sidewalk 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.

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

- Applicant is advised that the CCWRD requires full frontage to the south along Hualapai Way.

### Applicant's Justification

The applicant indicates that the developer needs additional time for the improvement plans to be approved and the final map recorded for the portion of the development south of Oleta Avenue.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-20-900155 (NZN-0872-16)	First extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by ZA	March 2020
ET-19-400144 (WS-0850-17)	First extension of time to reduce street intersection off-set and modified street improvement standards for a single family residential subdivision	Approved by PC	December 2019
DA-19-900116	Standard development agreement	Approved by BCC	May 2019
VS-18-0424	Vacated and abandoned easements	Approved by PC	July 2018
VS-0919-17	Vacated and abandoned easement	Approved by PC	December 2017
WS-0850-17	Reduced street intersection off-set and modified street improvement standards for a single family residential subdivision	Approved by PC	November 2017
TM-0162-17	117 lot single family residential subdivision for the subdivision to the south	Approved by PC	November 2017
ZC-0470-17	Reclassified 2.5 acres from R-E to R-2 zoning and design review on 14.7 acres for a single family residential to the south	Approved by BCC	July 2017
NZN-0872-16	Reclassified 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	March 2017

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Neighborhood	H-2	Undeveloped
South	Public Facilities & Residential Suburban (up to 8 du/ac)	R-2, R-E, & H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2 & H-2	Single family residential
West	Residential Rural (up to 0.5 du/ac)	R-U & H-2	Undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0189	A waiver of development standards to increase combination of screen and retaining wall height on 13.6 acres is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-21-500046	A tentative map for a 109 lot single family residential subdivision 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff has no objection to this request. Staff can support a 4 year extension as the applicant and records indicate the project for the southern portion of the site is near to recordation, and there is a companion tentative map on the northerly portion of the site.

##### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

##### 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, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

##### Current Planning

- 4 years to complete.
- 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; and that 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** THOMASON CONSULTING ENGINEERS

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,  
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