

06/16/21 BCC AGENDA SHEET

HUALAPAI/OLETA  
(TITLE 30)

HUALAPAI WY/OLETA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500046-AMH NV8 DEVELOPMENT, LLC:**

**TENTATIVE MAP** consisting of 109 lots on 13.6 acres in an R-2 (Medium Density Residential) Zone.

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

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RELATED INFORMATION:

**APN:**

176-19-201-031

**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: 13.6
- Number of Lots/Units: 109
- Density (du/ac): 7.98
- Minimum/Maximum Lot Size (square feet): 3,318/5,736
- Project Type: Single family subdivision

The plans depict a single family residential subdivision on 13.6 acres on the east side of Hualapai Way and the north side of Oleta Avenue. Access to the lots are from Oleta Avenue (60 foot wide public street) on the south, Conquistador Street (60 foot wide public street) on the east. An interior spine street (private street 41 feet wide) runs from Hualapai Way to Conquistador Street, with 4 interior cul-de-sac streets (private street 41 feet wide). Lots range in size from 3,318 square feet to 5,736 square feet. Street landscaping, per Title 30 standards, is located along Hualapai Way (15 feet wide) with a detached sidewalk. Landscaping is also provided along the south side of the spine street. Sidewalks are provided along 1 side of the private street's interior to the subdivision.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-20-900155 (NZC-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
NZC-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>
ET-21-400066 (NZC-0872-16)	A second extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision s a companion item on this agenda.
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.

**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.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- 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**

- Update drainage study PW20-20459 to reflect current project plans;
- Compliance with approved traffic study PW19-17450;
- Full off-site improvements.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

**Building Department - Fire Prevention**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0438-20190 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THOMASON CONSULTING ENGINEERS

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,  
LAS VEGAS, NV 89119