

TORREY PINES & FARM
(TITLE 30)

TORREY PINES DR/FARM RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500117-Z S K S A I Z M FAMILY TRUST, ET AL:

TENTATIVE MAP consisting of 16 lots and common lots on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action)

RELATED INFORMATION:

APN:

125-14-305-001; 125-14-305-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Number of Lots/Units: 16
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (gross square feet): 20,018/25,038
- Minimum/Maximum Lot Size (net square feet): 18,000/20,646
- Project Type: Single family residential subdivision

The tentative map depicts a 16 lot single family residential subdivision with access from Torrey Pines Drive. The internal private streets are 39 feet wide with no sidewalks, and the internal street network includes 2 cul-de-sacs and a stub street. Existing structures on the site will be removed; however, a residence and an accessory structure will remain in the southeast portion of the site. A portion of the accessory structure will be removed to maintain a 6 foot side setback from the future property line.

Landscaping includes a 15 foot wide landscape strip along Torrey Pines Drive on the east side of the site and a 6 foot wide landscape strip along Sisk Road in the northwest portion of the site. An access gate will allow a future homeowner to maintain the landscaping along Sisk Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0567	Single family residential subdivision	Approved by BCC	September 2019
TM-19-500149	18 lot single family residential subdivision	Approved by BCC	September 2019
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) – recorded	Approved by PC	March 2011
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Request for a communication tower with increased height, and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane – re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allow a chain link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0386	A waiver of development standards to increase wall height and waive off-site improvements with a design review to increase finished grade for a 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**

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**

- Expunge TM-19-500149.
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works for improvements on Torrey Pines Drive.
- 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

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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