

10/05/21 PC AGENDA SHEET

STONEWATER
(TITLE 29)

STONEWATER LN/GOETT GOLF DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500126-OLYMPIA COMPANIES, LLC:

TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

191-06-518-005; 191-06-518-007

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) –
COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 36
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,173/8,414

The plans depict a gated single family residential development totaling 36 single family lots and 4 common area lots on 5.4 acres. The density of the overall development is shown at 6.7 dwelling units per acre. The lots range in size from a minimum of 4,173 square feet to a maximum of 8,414 square feet. The development will have a single point of access to the north from a private drive off Stonewater Lane. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0603	Zone change to R-3 zoning for an attached single family residential subdivision	Withdrawn by PC	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0604	Vacation and abandonment of a public drainage easement	Withdrawn by PC	June 2021
TM-20-500203	79 single family residential lots on 5.4 acres	Withdrawn by PC	June 2021
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Southern Highlands) - Residential Medium (2 to 14 du/ac)	R-2	Single family residential
South & West	Major Development Project (Southern Highlands) - Public Facilities	P-F	Open space park & drainage basin
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
NZC-21-0416	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
VS-21-0417	A vacation and abandonment of a public drainage easement 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 29.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 29.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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 Southern Highlands Development Agreement is set to expire on March 2, 2024; 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;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: OLYMPIA COMPANIES, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118