

DURANGO & CORBETT
(TITLE 30)

CORBETT ST/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500130-BOYER, TERRY A & CHERYL:

TENTATIVE MAP consisting of 9 residential lots and common lots on 3.1 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain. RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-29-708-015; 125-29-708-016

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.1
- Number of Lots: 9
- Density (du/ac): 2.9
- Minimum/Maximum Lot Size (square feet): 10,572 and 14,572 (net)/12,229 and 17,732 (gross)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 9 lots on 3.1 acres with a density of 2.9 dwelling units per acre. The minimum and maximum gross lots sizes are 12,229 and 17,732 square feet, respectively. The primary ingress and egress to the proposed development is via a 39 foot wide private street, which connects to Corbett Street. The private street servicing the development is a north/south alignment terminating as a cul-de-sac bulb within the interior of the development, between Lots 4 and 5. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street and a 5 foot wide detached sidewalk is proposed along Durango Drive.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Twenty-four inch box trees, in addition to shrubs and groundcover, are proposed within the street landscape area. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
ZC-21-0437	A conforming zone change to reclassify 3.1 acres from an R-E (RNP-I) zone to an R-D zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0438	A request to vacate patent easements 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

- 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;
- Full off-site improvements;

- Right-of-way dedication to include 10 feet for Durango Drive and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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 - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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