

PYLE & RANCH DESTINO
(TITLE 30)

UPDATE
PYLE AVE/RANCHO DESTINO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

AMENDED HOLDOVER TENTATIVE MAP consisting of **22** (previously 24) single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-28-204-001; 177-28-204-011 through 177-28-204-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10050 & 10070 Rancho Destino Road
- Site Acreage: 7.3
- Number of Lots: **22**
- Density (du/ac): **3.1**
- Minimum/Maximum Lot Size (square feet): **8,000/13,164**
- Project Type: Single family residential

The plans depict a single family residential development totaling **22** single family lots and 3 common area lots on 7.3 acres. The density of the overall development is shown at **3.1** dwelling units per acre. The lots range in size from a minimum of **8,000** square feet to a maximum of **13,164** square feet. The development will have **access** off Pyle Avenue to the south. 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
NZC-18-0840	Reclassified this site to R-1 zoning for a proposed 31 lot single family residential development	Withdrawn by PC	January 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Partially constructed single family subdivision

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0458	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential subdivision is a companion item on this agenda.
VS-21-0459	A vacation and abandonment of patent easements and rights-of-way 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; however, since staff is not supporting the nonconforming zone change and design review, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 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

If approved:

- 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;
- Traffic study and compliance;
- Full off-site improvements on Pyle Avenue and Gilespie Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;
- Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;
- Dedicate any right-of-way and easements necessary or the Pyle Avenue improvement project.
- 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 approval; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Street A shall have an approved street name with the suffix of Court;
- Street B is an extension of Elizabeth Ann Lane and shall assume the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 4 letters

PLANNING COMMISSION ACTION: October 19, 2021 – HELD – To 11/02/21 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA INC.

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