

ELDORA & PIONEER
(TITLE 30)

ELDORA AVE/PIONEER WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:

TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-10-106-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 10
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 20,000/20,079 (gross); 15,370/18,494 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 10 lots on 5 acres for a density of 2 dwelling units per acre. All the lots will have access from a private cul-de-sac that connects to Eldora Avenue to the south. The private street is 37 feet wide and does not include sidewalks. Access to the subdivision will be controlled by an access gate.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0122-16	Waivers for reduced net lot area and increased block wall height with a design review for finished grade - expired	Approved by BCC	May 2016
VS-0211-16	Vacated and abandoned a portion of Eldora Avenue right-of-way - expired	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0025-16	10 single family residential lots on 5 acres - expired	Approved by BCC	May 2016
WS-1947-04	Waivers for reduced net lot area for a 10 lot residential development - expired	Approved by PC	December 2004
VS-1945-04	Vacated and abandoned easements - recorded	Approved by PC	December 2004
TM-0650-04	10 single family residential lots on 5 acres - expired	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Mini-warehouse facility
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
WS-21-0491	A waiver of development standards for reduced net lot area, increased block wall height, increased driveway width, street off-set distance with a design review for finish grade is a companion item on this agenda.
VS-21-0494	A vacation and abandonment of easement on the property is a companion item on the 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;
- Traffic study and compliance.
- 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

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

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0205-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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