

LONE MOUNTAIN & CHIEFTAN
(TITLE 30)

LONE MOUNTAIN RD/CHIEFTAN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500140-HOOPER INDUSTRIES, LTD:

TENTATIVE MAP consisting of 8 lots and common lots on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

138-06-503-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.7
- Number of Lots/Units: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 17,712/18,047
- Project Type: Single family residential

The plans submitted depict an 8 lot single family residential development on 4.7 acres for a density of 1.7 units per acre. The minimum net lot size is 17,712 and the maximum is 18,047. The lots are accessed from a private cul-du-sac with gated entry from Kraft Avenue.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0489	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-21-0488	A waiver of development standards for a residential subdivision with increased finish grade 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 in support of the design review, staff cannot support the tentative map.

Staff Recommendation

Denial.

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;
- Right-of-way dedication to include 30 feet for Chieftain Street, 30 feet for Kraft Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- 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 that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas for any sanitary sewer needs.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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