

11/17/21 BCC AGENDA SHEET

PEBBLE & FORT APACHE
(TITLE 30)

PEBBLE RD/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500138-PEBBLE ROAD TRUST:

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-501-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 19
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,345 (gross and net)/4,778 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 19 lots on 2.5 acres with a density of 7.6 dwelling units per acre. The minimum and maximum lot sizes are 3,345 square feet and 4,778 square feet, respectively. The primary ingress and egress to the proposed development is via a 42 foot wide, U-shaped network of private streets, A through C, connecting to Pebble Road. Lot 15 through Lot 19 are centrally located within the development and are immediately adjacent to private streets A and C. Lot 15 through Lot 19 are internal to the subdivision and are considered “double-frontage lots” which are discouraged but not prohibited by Code. A 4 foot wide attached sidewalk is located adjacent to Lot 15 through Lot 19 and connects to a 5 foot wide detached sidewalk located adjacent to Pebble Road. A combined screen wall/retaining wall height up to a maximum of 11 feet will be located along the perimeter of the project site, adjacent to Lot 1 through Lot 7 and Lot 8 through Lot 14.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Pebble Road. Twenty-four inch box trees, in addition to shrubs and groundcover, are proposed within the street landscape area. Twenty-four inch box trees planted in 6 foot by 10 foot wells are located along the rear of lot 15 through lot 19, adjacent to a private street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700089	Redesignated the land use category from CG (Commercial General) to RS (Residential Suburban)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South & West	Public Facilities	R-2	Single family residential
East	Commercial General	C-2	Undeveloped

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

Related Applications

Application Number	Request
NZC-21-0462	A nonconforming zone change to reclassify 2.5 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0463	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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: October 19, 2021 – APPROVED – Vote: Unanimous

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 35 feet to the back of curb for Pebble Road.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ANDREW ACUNA

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118