TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Hammer Lane (alignment) between Campbell Road (alignment) and Kevin Way (alignment) within Lone Mountain. LB/dg/ml (For possible action)

RELATED INFORMATION:

APN:
125-32-203-008 & 009

LAND USE PLAN:
LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 5
- Number of Lots/Units: 8
- Density: 1.6 du/ac
- Minimum/Maximum Lot Size: 19,300/30,267
- Project Type: Single family residential development
- Number of Stories: 2

Site Plan
The plans depict a single family residential development consisting of 8 lots on 5 acres at a density of 1.6 dwelling units per acre. Lots range in size from a minimum of 19,300 square feet to a maximum of 30,267 square feet, with an average lot size of 22,086 square feet. The site design has the following: 1) Six, 19,300 square foot lots accessing Hammer Lane; 2) One, 30,200 square foot lot accessing Campbell Road; and 3) One, 30,200 square foot lot accessing Kevin Way. All three, 60 feet wide rights-of-way are proposed to be developed with rural street standards.

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>East, South, &amp; West</td>
<td>Rural Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Single family residential homes</td>
</tr>
<tr>
<td>North</td>
<td>Rural Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>
**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
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<tbody>
<tr>
<td>WS-0200-13</td>
<td>A waiver of development standards to reduce lot area in conjunction with a proposed single family residential development is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

**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 is contingent upon approval of WS-0200-13.

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 Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
- Right-of-way dedication to include 30 feet for Campbell Road, Hammer Lane, and Kevin Way and all associated spandrels;
- Pave roads to non urban standards with a minimum of 32 feet wide asphalt.

**Fire Department**
- No comment.

**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that this is a County island and sewer service is provided through an interlocal agreement with a different utility agency.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THM Enterprises, LLC
**CONTACT:** Taney Engineering, 6030 S. Jones Boulevard #100, Las Vegas, NV 89118