HOLDOVER TENTATIVE MAP consisting of 11 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard, 330 feet west of Valley View Boulevard within Enterprise. SB/pb/ml (For possible action)

RELATED INFORMATION:

APN:
177-30-503-006

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD & RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
• Site Address: N/A
• Site Acreage: 18.8
• Number of Lots: 11 (residential)/3 (common)
• Minimum/Maximum Lot Size: 5,282/9,062 for the R-2 portion (net and gross same)
• Density: 4 (du/ac) for the R-2 portion
• Project Type: Single family residential development

The subject site is an 18.8 acre parcel in an R-E zone. A nonconforming zone change was submitted to reclassify the northeastern 2.5 acre portion of this site to R-2 for a single family residential development consisting of 10 lots with a density of 4 dwelling units per acre. The R-2 portion of the site is located on the southeast corner of Silverado Ranch Boulevard and Schuster Street. The plans indicate that the access to the development will be provided by a proposed 49 foot wide public street that intersects with Schuster Street. The proposed street has 5 foot wide attached sidewalks on each side and will terminate in a cul-de-sac along the eastern boundary of the site. The plans depict a 30 foot wide common lot on the northeast corner of the site that will be used for drainage and utility easements (CE “C”). The plan also depicts a 15 foot wide landscape area with a detached sidewalk along Silverado Ranch Boulevard (CE “A”) and a 6 foot wide landscape area with an attached sidewalk along Schuster Street (CE “B”).
These landscape areas will consist of trees, shrubs, and groundcover. Lot 11 is the remaining lot, 16.3 acres in an R-E zone.

### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Neighborhood</td>
<td>R-E</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Neighborhood</td>
<td>R-E</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
</tr>
</tbody>
</table>

### Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0308-17</td>
<td>A zone change to reclassify a 2.5 acre portion of an 18.8 acre parcel from an R-E to R-2 zoning with design reviews for a single family residential development and increased finished grade is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-0309-17</td>
<td>A vacation and abandonment of easements is a companion item on this agenda.</td>
</tr>
<tr>
<td>ZC-0586-17</td>
<td>A zone change to reclassify a 16.3 acre portion of the site from R-E to R-2 zoning for a single family residential development; waivers of development standards for street intersection off-set and modified street standards; and a design review for increased finished grade is a related item on this agenda.</td>
</tr>
<tr>
<td>VS-0588-17</td>
<td>A vacation and abandonment of government patent easements, right-of-way easements, and a portion of right-of-way being Landberg Avenue is a related item on this agenda.</td>
</tr>
<tr>
<td>TM-0119-17</td>
<td>A tentative map for a single family residential development is a related 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. 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, Title 30, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that 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 Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Silverado Ranch Boulevard, 60 feet for Schuster Street and associated spandrel.
- Applicant is advised 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; and 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
- Please provide approved street names list;
- Street name suffixes shall be spelled out.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that the CCWRD has completed a POC request for this project, POC tracking #0078-2017; and that full frontage may be required.

TAB/CAC: Enterprise – denial.
APPROVALS: 
PROTESTS: 

PLANNING COMMISSION ACTION: July 5, 2017 – DENIED – Vote: Unanimous

COUNTY COMMISSION ACTION: August 2, 2017 – HELD – To 08/16/17 – per the applicant.

COUNTY COMMISSION ACTION: August 16, 2017 – HELD – To 09/20/17 – per the applicant.

APPLICANT: Greystone Nevada, LLC
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