

05/21/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500030-POTOSI LTD:

TENTATIVE MAP consisting of 104 single family residential lots and 8 common lots on 209.4 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (Part I) Overlay.

Generally located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road within Mountain Springs. JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:

195-12-000-004 through 195-12-000-013

LAND USE PLAN:

NORTHWEST COUNTY (MOUNTAIN SPRINGS) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 209.4
- Project Type: Single family detached residential subdivision
- Number of Lots: 104
- Density (du/ac): 0.5
- Minimum/Maximum Lot Size (gross & net square feet): 22,051 (0.5 acres)/1,636,591 (37.6 acres)

The plans depict a single family residential detached development totaling 104 single family lots and 8 common lots on 209.4 acres located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road. The density of the overall development is shown at 0.5 dwelling units per acre. The lots range in size from a minimum gross and net acreage of 22,051 square feet, or about 0.5 acres, up to a maximum gross and net acreage of 1,636,591 square feet, or approximately 37.6 acres. The development will have access from a public access road (RS-2477) that will connect to Mt. Potosi Canyon Road which further connects with SR 160. The lots within the subdivision will be served by 51 foot and 60 foot wide internal private streets that will move with the topography of the land. The drivable sections of the private streets will vary between 32 feet and 36 feet with trail and utility easements located to the side of the drivable section. A main internal street will wind through the development with some side streets extending off and terminating in cul-de-sacs. The plans indicate that water will be provided locally and each will have a septic tank. The plans also show that landscaping will be provided in 6 foot landscaping strips on each side of the main internal private street or within designated common element areas.

The landscaping will consist primarily of large trees and various 5 gallon shrubs. The plans indicate that Common Elements A through F will serve as open space or active areas and will be artificially landscaped while Common Elements G and H will have their natural vegetation and environs undisturbed. Due to the location and topography of the site, grading can vary by lot and will be evaluated on a lot by lot basis, per UC-18-1000.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400085 (UC-18-1000)	First extension of time for a single family residential planned unit development with alternative development standards within a Hillside development area	Approved by BCC	August 2023
TM-18-500230	104 lot single family residential subdivision map - expired	Approved by BCC	July 2019
UC-18-1000	Single family residential planned unit development with alternative development standards within a Hillside development area	Approved by BCC	July 2019
TM-0273-07	Single family residential subdivision consisting of 104 lots on 209 acres - expired	Approved by PC	January 2008
UC-1163-07	104 lot single family residential subdivision with alternative development standards within a Hillside area - expired	Approved by PC	January 2008
TM-0425-05	104 lot single family residential subdivision map - expired	Held No Date	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS80 (SMO-I)	Undeveloped (U.S. Forest Service Land)

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The proposed tentative map meets the requirements as outlined in Title 30. Additionally, the request matches the layout of the previous land use application (UC-18-1000), that application is still active, and the site is compliant, so far, with the conditions of that application. For these reasons, staff can support this request.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant to apply for a public access easement and provide a paved all weather access to the project, with the termination of said access to be approved by Public Works, and to be constructed with a minimum of 32 feet of paving;
- Applicant shall secure the necessary approval from all landowners impacted by the proposed access roadway.
- Applicant is advised that access to the site where the proposed road splits from the access commonly known as Potosi Road or Mt. Potosi Canyon Road may not be accepted as public right-of-way; that any public street over 150 feet in length must terminate in a County-approved turn-around; and that due to the complex nature of access to the property that additional requirements may arise during the technical studies and off-site permits.

Building Department - Addressing

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

Fire Prevention Bureau

- Provide water purveyor and underground lines to explain how the required fire flow can be met.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: POTOSI LTD. NEVADA LIMITED PARTNERSHIP

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