

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500065-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 108 single-family residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-26-407-003

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.26
- Project Type: Single-Family Attached Residential Development (Townhomes)
- Number of Lots: 108
- Density (du/ac): 13.08
- Minimum/Maximum Lot Size (square feet): 1,210/2,133

Project Description

The plans provided show a proposed single-family attached townhome development that will be located on an 8.26 acre site located on the north side of Russell Road approximately 285 feet west of Torrey Pines Drive. The site will be subdivided into a total of 108 lots with a density of 13.08 dwelling units per acre and will be accessed solely from Russell Road in the south through a 38 foot wide private street. This main private street will run south to north and will extend the length of the proposed subdivision. This street will then connect with a secondary 37 foot wide private street that will run east to west along the length of the north property line and will terminate in 30 foot stubs. From this east-west private street, two other 38 foot wide secondary north-south streets will extend off and run south for the length of the development parallel to the main entry street. One of the second north-south streets will be 155 feet west of the main entry street and the other will be 155 feet to the east of the main entry street. The western north-south street will terminate in a cul-de-sac while the eastern north-south street will terminate in a stub. The eastern north-south street will have 4 smaller stub streets extending off it approximately every 125 feet. These small stub streets will run west to east and will be 30 feet wide and 127 feet long. There will be rows of 14 to 18 lots on each side of the main and western private street with 17 lots located along the west side of the eastern private street. The smaller stub streets will serve 8 lots with 4 lots on each side. All lots will front the streets but will access, in the front or

sides of the residences, a system of pedestrian walkways and open spaces. The pedestrian walkways will connect to all lots and open space areas as well as Russell Road. The lots will range in size from 1,210 square feet up to 2,133 square feet. The lots shown are generally split into lots with a 20 foot driveway and lots with a 5 foot driveway. The lots with 5 foot driveways will all access the smaller stubs along the eastern portion of the site (Lots 85 to 108) while the lots with 20 foot driveway will access the main or secondary north-south streets (Lots 1 to 84).

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS20 & PF	Single-family residential development & Sawyer Middle School
South	Public Use & Neighborhood Commercial	RS20 (AE-60)	Undeveloped & single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family attached residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development

The Flamingo/Tropicana Wash flood control channel is directly north of the site.

Related Applications

Application Number	Request
PA-25-700020	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0258	A zone change to reclassify the site from RS20 to RM18 is a companion item on this agenda.
PUD-25-0260	A planned unit development for a 108 lot single-family attached residential development is a companion item on this agenda.
WS-25-0259	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0257	A vacation and abandonment for portions of right-of-way, easements, and a flood control channel is a companion item on this agenda.

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 street network allows access to an arterial street. The lots are only accessible from internal private streets with rows of lots on each side of the street, or external local streets. There are no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying Master Plan land use category and proposed development standard modifications. The proposed map complies with the tentative map requirements and standards for approval as outlined in Title 30 and

matches with the associated planned unit development request. For these reasons, staff could support this request, however since Public Works is not supporting a related waiver of development standards, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

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

PLANNING COMMISSION ACTION: May 20, 2025 – ADOPTED – Vote: Aye: Frasier Mujica, Roitman, Stone, Kirk Nay: Kilarski Absent: Gibson

Comprehensive Planning

- No 3 story units on west boundary (Lots 1 - 14).
- 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval (right turn only outbound on Russell Road; centerline curbing on Russell Road to prevent left turns onto Russell Road east bound; and extend the bus turnout lane from the existing location from the east development to extend to the west property line of the proposed development to allow for extra travel lane).

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

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