

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400048 (TM-23-500071)-PN II, INC.:

TENTATIVE MAP FIRST EXTENSION OF TIME consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-218-027

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 6.1
- Number of Lots/Units: 47
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,307 (gross/net)/7,810 (gross/net)
- Project Type: Single-family residential development

Project Description

The original tentative map site had an overall total acreage of 6.1 acres with a density of 7.8 dwelling units per acre. Since that approval, the final map was divided into two phases of which Phase 2-1 recorded on June 18, 2024. Both phases of development offers a total of 47 single family residential lots with 4 common elements, an area of 0.4 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 50 foot wide private street that connects to Cimarron Road. For all lots within the development, a second internal 42 foot wide private street with a cul-de-sac on each end will provide access. The main area of open space (Common Lot A) is located adjacent to the northerly cul-de-sac. The entrance street will have 4 foot wide sidewalks on each side of the street while the internal street will have a 4 foot wide sidewalk on the east side of the street only. The plans depict detached sidewalks to be provided along Patrick Lane, Cimarron Road, and Oquendo Road. Immediately west of the proposed development is a flood control channel.

Previous Conditions of Approval

Listed below are the approved conditions for TM-23-500071:

Comprehensive 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;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash, Cimarron Branch improvement project.
- 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 the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0130-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The Clark County Board of Commissioners approved this application on June 21, 2023, which initially gave the tentative map an expiration date of June 21, 2027. Since that time, and at the County's request, the final map was divided into two phases, Phase 2-1 and Phase 2-2. A final map for Phase 2-1 was recorded on June 18, 2024. Progress on the remaining work was delayed due to the project being reliant on the Patrick Lane roadway improvements and the Flamingo Wash Cimarron Branch flood channel (L-2383). Clark County Public Works, has given the

applicant direction to proceed with improvements and are working to obtain improvement plan approval. In preparation to move forward with Phase 2-2 and the associated improvements; the applicant realized that Phase 2-2 has an expiration date of June 18, 2026, due to Phase 2-1 of this map recording on June 18, 2024. In order to eliminate any further delays with this project the extension of time has been requested to allow sufficient time to obtain improvement plan approvals and complete the final map process.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0262	A zone change to reclassify 6.1 acres from R-E to R-2 zoning for a single family residential development	Approved by BCC	June 2023
TM-23-500071	Original tentative map for 47 lots and 1 common element for a single family development	Approved by BCC	June 2023
VS-23-0263	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Cimarron Road, and Oquendo Road	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South	Business Employment	IP	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Flood control channel

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. The civil improvement plans are being finalized, and they are completing their final map process for Phase 2-2. For these reasons, staff can support the extension of time 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**

- Until June 18, 2028 to record Phase 2-2 or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: P N II INC

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