

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500010-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 36 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-20-306-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.78
- Project Type: Single-family residential
- Number of Lots: 36
- Density (du/ac): 7.53
- Minimum/Maximum Lot Size (square feet): 3,372/5,861

Project Description

The plan depicts a proposed single-family detached development totaling 36 single-family lots and 2 common element lots on 4.78 acres located on the east side of Lone Mesa Drive between Naples Drive and Scallop Reef Avenue. The density of the overall development is shown at 7.53 dwelling units per acre. The lot sizes range from a minimum of 3,372 square feet to a maximum of 5,861 square feet. Access is provided from Lone Mesa Drive by way of a 42 foot wide private street (Street A) which connects to a second 42 foot wide private street (Street B) with cul-de-sacs at the north and south ends. All proposed lots will be accessed from Street B. Lone Mesa Drive is proposed to be improved with a 5 foot wide detached sidewalk with 5 foot wide landscape strips on each side of the sidewalks. Common Elements A and B encompass the street landscape areas as well as the north and south sides of Street A on each side. A 4 foot wide attached sidewalk is provided along the north side of Street A and the west side of Street B. A 5 foot wide drainage easement is depicted along the south boundary of the site on Lot 18 extending from the cul-de-sac to the east property boundary.

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>           | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>  |
|----------------------|--|----------------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | RS3.3                            | Single-family residential |
| West                 | Public Use                                 | RS20                             | Undeveloped               |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-25-0049                | A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda. |
| ZC-25-0050                | A zone change from RS20 to RS3.3 is a companion item on this agenda.                                      |
| DR-25-0051                | A design review for a single-family residential development 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**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;

- Full off-site improvements;
- 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 devices.

#### **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.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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 a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KENDRA SAFFLE

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118