

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500041-COUNTY OF CLARK(AVIATION):

TENTATIVE MAP consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-006

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: 4.34
- Project Type: Single-family detached development
- Number of Lots: 34
- Density (du/ac): 7.83
- Minimum/Maximum Lot Size (square feet): 3,384/5,874

Project Description

The plans depict a proposed single-family residential development consisting of 34 lots on 4.34 acres with a density of 7.83 dwelling units per acre. The lots range in size from a minimum of 3,384 square feet to a maximum of 5,874 square feet. Access to the proposed subdivision is granted from Mesa Vista Avenue via a private north/south street (Street "A"). The internal private street, measuring 42 feet in width, terminates as a cul-de-sac and serves 26 lots. The remaining 8 lots will have direct access to, and front on, Diablo Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Related Applications

Application Number	Request
ZC-25-0182	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda
WS-25-0183	Waiver of development standards with a design review for a single-family residential development is a companion item on this agenda.
VS-25-0184	A vacation and abandonment of right-of-way 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 residential subdivision is similar in density and lot sizes to other subdivisions in the area. However, since staff is not supporting the related waivers of development standards requests. Staff recommends denial of the tentative map.

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.

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**

If approved:

- 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 recordation of this 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.

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 #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146