

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500030-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-20-501-003

**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: 4.26
- Project Type: Single-family residential development
- Number of Lots/Units: 32
- Density (du/ac): 7.51
- Minimum/Maximum Lot Size (square feet): 3,653/ 5,769

The plans depicts a single-family residential development consisting of 32 lots and 2 common lots on 4.26 acres with a total density of 7.51 dwelling units per acre. Access to the development is provided from Rochelle Avenue to the south. The internal street is 42 feet wide private street with curb and gutter and a 4 foot wide sidewalk on one side of the street that terminates as cul-de-sac at the north end of the site. The minimum and maximum net lot sizes are 3,653 square feet and 5,769 square feet. A street landscape area consisting of 5 foot detached sidewalk with a 5 foot wide landscaping strip on each side is proposed along El Capitan Way, Nevso Drive, and Rochelle Avenue. The street landscaping consists of large trees, shrubs, and groundcover, to Code standards.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Place of worship & retail
South, East & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

## **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a companion item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a related item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a related 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 together with a subdivision map 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.

**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.

**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 #0025-2025 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