

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0051-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development 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)

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
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 2,162/2,814

Site Plan

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. 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.

Landscaping

The plans show street landscaping along Lone Mesa Drive located within two, 15 foot wide common elements consisting of a 5 foot wide detached sidewalk. Common Elements A and B encompass the street landscape areas as well as the north and south sides of Street A. The street landscaping areas along Lone Mesa Drive are proposed to consist of 21 large Shoestring Acacia trees spaced at 30 foot on center generally on both sides of the detached sidewalk. Additional trees are proposed on both sides of Street A. All shrubs are proposed to be 5 gallon sized. A 6 foot tall screen wall is proposed along the east side of Lone Mesa Drive, behind the landscaping.

Elevations

The elevations indicate 1 story and 2 story detached single-family homes throughout the development. The elevations depict 4 different house plans each with 3 elevation options. The elevations indicate contemporary and American Traditional designs and finishes. The maximum height for the 2 story residences is proposed to be up to 25 feet. The exterior of the residences consists of stucco finishes, stone veneer accents, pitched roofs, and window pop-outs. The second floors are partially or fully located over a 2 car garage.

Floor Plans

Four floor plans are provided which range in size from 2,162 square feet to 2,814 square feet. Two smaller plans feature 3 bedrooms, while 2 larger plans feature 4 bedrooms with an option for a fifth bedroom on 1 plan. Each plan features a kitchen, café, and gathering room on the first floor. Each plan has an attached 2 car garage.

Applicant's Justification

The applicant states the proposed community is a residential subdivision with 36 single-family homes. The target buyer will be established families and next generation upgraded home buyers.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0049	A vacation and abandonment of right-of-way is a companion item on this agenda.
ZC-25-0050	A zone change to reclassify 4.78 acres from RS20 to RS3.3 zone is a companion item on this agenda.
TM-25-500010	A tentative map for a 36 lot single-family residential subdivision 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**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The architectural design of the residences is consistent with the existing single-family homes in the area and is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 2 story homes which is consistent with the existing single-family developments to the north, south, and east of the site. The design is consistent with the requirements for having at least 2 architectural features on each façade of the structure, garage variations, and proper driveway length. Therefore, staff can support the design review.

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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; 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.

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 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:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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