

10/04/22 BCC AGENDA SHEET

COYOTE SPRINGS VILLAGE A  
PARCELS A – D  
(TITLE 30)

COYOTE SPRINGS PKWY/SR 168  
(COYOTE SPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500152-COYOTE SPRINGS NEVADA, LLC:**

**APPEAL TENTATIVE MAP** consisting of 575 single family residential lots and common lots on 142.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Coyote Springs Master Planned Community.

Generally located on the east side of Coyote Springs Parkway, 3,550 feet north of State Route 168 within the Northeast County. MK/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

List on file

**LAND USE PLAN:**

NORTHEAST COUNTY - MAJOR PROJECTS (COYOTE SPRINGS) - SINGLE FAMILY RESIDENTIAL

NORTHEAST COUNTY - MAJOR PROJECTS (COYOTE SPRINGS) - MULTI-FAMILY RESIDENTIAL

NORTHEAST COUNTY - MAJOR PROJECTS (COYOTE SPRINGS) - PUBLIC FACILITIES/OPEN SPACE

NORTHEAST COUNTY - MAJOR PROJECTS (COYOTE SPRINGS) - COMMERCIAL & COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 142.7
- Number of Lots: 575
- Minimum/Maximum Lot Size: 4,888 square feet/21,376 square feet
- Density: 4 du/ac
- Project Type: Single family residential

This application is for a gated single family residential development within a portion of Village A in the Coyote Springs Master Planned Community. The scope of this map will include 575 single family lots and 16 common area lots on 142.7 acres. A previous map (TM-22-500102) subdivided this area and surrounding areas into 8 larger builder lots. The density of the residential subdivision is 4 dwelling units per acre which includes the common areas. The lots range in size from 4,888 square feet to 21,376 square feet. The larger lots (generally 10,000 square feet) are shown on the southerly portion of the subdivision, while the smaller lots

(generally 5,000 square feet) are shown on the northerly portion of the subdivision. The internal streets are private and 47 feet in width, including a 4 foot wide sidewalk on both sides of the street. There are 2 points of access from Denali Summit Avenue to the north and Hometown Village Parkway to the east. There are a total of 16 common lots proposed throughout this subdivision with the largest being linear paseos which are centrally located in the development. The total open space that is provided for this development is approximately 9.6 acres. All other common areas are dispersed throughout the site and street frontages.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-22-500102	8 large “builder” lots and common element lots for Village A	Approved by BCC	June 2022
ZC-18-0447	Reclassified 473.1 acres to R-2, R-3, C-2, P-F, and P-C zoning which includes the development plan and updated improvement standards for Village A	Approved by BCC	August 2018
VS-18-0446	Vacated easements on this site	Approved by BCC	August 2018
TM-18-500105	575 single family residential lots and common lots on 142.7 acres - expired	Approved by BCC	August 2018
TM-18-500081	8 large “builder” lots and common element lots for Village A - expired	Approved by BCC	July 2018
UC-0337-10	Second update for modified improvement standards. The standards include the design of engineered drawings for rights-of-way, drainage facilities, and other related improvements	Approved by PC	September 2010
UC-0161-07	An update to modified improvement standards. The standards include the design of engineered drawings for rights-of-way, drainage facilities, and other related improvements	Approved by PC	June 2007
ZC-1771-05	Zone change amendment on a portion of the original zoning designations established within the Village 1 development plan with a design review for clubhouse, events center, welcome and learning centers, and general store	Approved by BCC	January 2006
ZC-1478-05	Original zone change to establish the development plan for Village 1 and reclassify approximately 764.0 acres to R-2, R-3, P-F, and P-C zoning with waivers for early grading, increase block lengths, increase dead-end streets and cul-de-sac lengths, and reduced street off-sets	Approved by BCC	October 2005
UC-1060-05	Original modified improvement standards. The standards include the design of engineered drawings for rights-of-way, drainage facilities, and other related improvements	Approved by PC	August 2005
MP-0853-02	Coyote Springs Specific Plan	Approved by BCC	August 2002

### Prior Land Use Requests

Application Number	Request	Action	Date
MP-0540-02	Coyote Springs Public Facilities Needs Assessment	Approved by BCC	May 2002
MP-1424-01	Coyote Springs Concept Plan	Approved by BCC	February 2002

\*Numerous map applications have been submitted in Coyote Springs for various projects that are within all or portions of the overall Master Planned Community.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Current Planning

This request meets the tentative map requirements 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, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** September 6, 2022 – APPROVED – Vote: Unanimous

##### Current Planning

- Applicant is advised TM-22-500102 shall record prior to recordation of this map; 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;
- Traffic study and compliance.

##### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

#### TAB/CAC:

#### APPROVALS:

#### PROTESTS:

**APPEAL:** This item has been appealed by the Las Vegas Valley Water District who states that the source and availability of water has not been demonstrated.

**APPLICANT:** EMILIA K CARGILL

**CONTACT:** EMILIA CARGILL, 3100 STATE ROUTE 168, PO BOX 37010, COYOTE SPRINGS, NV 89037