

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500028-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-201-014

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: 5.01
- Project Type: Single-family residential development
- Number of Lots/Units: 39
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,324/8,508

Project Description

The plans depict a single-family residential development consisting of 39 residential lots and 7 common lots on 5.01 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,324 square feet and 8,508 square feet, respectively. Lots 1 through 13 are along the west side of the subdivision and are accessed from a private street (A Street), which connects to Patrick Lane to the south. Lots 14 through 21 are along the north side of the subdivision and are accessed via Feather Duster Court to the north, which is a public street terminating in a cul-de-sac. Lots 22 through 39 are along the east side of the subdivision and are accessed via 2 private streets (B Street and C Street) that are accessed from the main private street of the subdivision (A Street) and culminate in cul-de-sacs. A landscape area consisting of a 5 foot wide detached sidewalks with 5 foot wide landscaping strips on both sides is proposed along Patrick Lane to the south, while a 5 foot wide attached sidewalk with no landscaping is proposed along Feather Duster Court to the north. The street landscaping along Patrick Lane consists of large trees, shrubs, and groundcover. All of the internal private streets feature 4 foot wide attached sidewalks on 1 side, and 7 common element lots are provided throughout the development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1568-01	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0128	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0130	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0129	A vacation and abandonment of a portion 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**

Title 30 requires tentative maps for single-family residential subdivisions on sites greater than 5 acres to include a minimum of 2 through access drives to ensure safe vehicular circulation and limit potential traffic conflicts within the subdivision. Staff finds that the subdivision could be redesigned to provide 2 through access drives by connecting the internal private street to Feather Duster Court, or by connecting a second private street to Patrick Lane. Additionally, since staff is not supporting the companion waivers of development standards (WS-25-0130), staff cannot support this tentative map request.

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;
- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Feather Duster Court;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

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 and reference POC Tracking #0028-2025 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

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