

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500002-QMV III HACIENDA HOLDINGS LP:

TENTATIVE MAP consisting of 104 single-family attached residential lots and common lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014; 163-29-315-019

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.40
- Project Type: Single-family residential attached development
- Number of Lots: 104
- Density (du/ac): 10.18
- Minimum/Maximum Lot Size (square feet): 2,180/2,862

Project Description

The plans depict a proposed single-family attached residential subdivision that consists of 104 lots with a density of 10.18 dwelling units per acre. Access to the site is provided via 1 proposed driveway on the northwest corner of the subdivision adjacent to Hacienda Avenue. The second point of access is via a proposed driveway on the southwest corner of the site adjacent to Diablo Drive. The tentative map depicts that all 104 lots face internally within the subdivision toward private streets. The submitted plan also depicts detached sidewalks with street landscaping along the north property line (along Hacienda Avenue), along the east property line (along Jerry Tarkanian Way), and lastly, along the south property line (along Diablo Drive).

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0090	Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade	Approved by BCC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400154 (Nzc-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (Nzc-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
Nzc-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
Nzc-0624-13	Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single-family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM32	Multi-family residential
South	Business Employment	CG	Office building
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS20 & CG	Bruce Woodbury Beltway & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-25-700002	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0025	A zone change from RS20 and RS3.3 to RM18 is a companion item on this agenda.

Related Applications

Application Number	Request
VS-25-0026	A vacation and abandonment for easements and portions of rights-of-way is a companion item on this agenda.
WS-25-0029	A waiver of development standards with a design review for a 104 lot single-family residential attached development 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

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the waiver of development standards; therefore, staff does not support the tentative map.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: March 4, 2025 – APPROVED – Vote: Unanimous

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;
- 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 Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;

- 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.

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.

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 #0422-2024 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: MIKAL KINTNER

CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119