

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500014-KGS INVESTMENTS, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-601-004; 163-35-601-005

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.77
- Minimum/Maximum Lot Size (square feet): 20,027/30,149 (gross)/20,027/26,244 (net)

Project Description

The plan depicts an 8 lot single-family residential development on the subject site. All of the lots will be accessible from 60 foot wide rights-of-way being El Camino Road, Oquendo Road, and Bronco Street. The proposed lots range from a minimum of 20,027 square feet (gross) to a maximum 30,149 square feet (gross). The average lot size is 22,211 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0391	Reduced net and gross lot size, intersection off-set, and increased finished grade - expired	Approved by BCC	July 2019
VS-17-1036	Vacated and abandoned patent easements - expired	Approved by PC	January 2018
VS-17-0878	Vacated and abandoned patent easements - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped
West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
VS-25-0062	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-25-0061	Waiver of development standards for off-site improvements 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 and standards for approval as outlined in Title 30.

Department of Aviation

The property lies within the AE 60 (60-65 DNL) noise contour for 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 Harry Reid International facilities to meet future air traffic demand.

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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Applicant to construct a 5 foot wide concrete walking path along Bronco Road, Oquendo Road and El Camino Road.

Building Department - Addressing

- No comment.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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

- No comment.

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 #0492-2024 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: RJR INVESTMENTS TWO, LLC

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