

04/16/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500038-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-001

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: 3.02
- Project Type: Single-family residential subdivision
- Number of Lots: 20
- Density (du/ac): 6.62
- Minimum/Maximum Lot Size (square feet): 3,399/5,400

Project Description

The plans show a proposed 20 lot single-family detached residential subdivision located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue. The plans depict the overall site is 3.02 acres with a density of 6.62 dwelling units per acre. The lots range in size from 3,399 square feet up to 5,400 square feet. The plans show all lots will be accessed from a north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the east side of the street. The private street runs approximately 320 feet through the length of the subdivision and terminates in a cul-de-sac. The plans also show a proposed 15 foot wide drainage channel located along the northern portion of the site. Five foot wide detached sidewalks are provided along both Buffalo Drive and Mesa Vista Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-262-90	Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment	Approved by BCC	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS5.2 & PF	Single-family residential development & Spanish Trails Country Club
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

*The Tropicana Flamingo Wash is directly to the north of the subject site.

Related Applications

Application Number	Request
ZC-25-0158	A zone change from PF to RS3.3 is a companion item on this agenda.
WS-25-0159	Waivers of development standards for retaining wall height and street intersection off-set in conjunction with a single-family residential development is a companion item on this agenda.
VS-25-0160	A vacation and abandonment of a portion of Buffalo Drive 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**

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in a cul-de-sac, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. However, Public Works staff does not support the companion waiver for the street intersection off-set. Therefore, staff is unable to support this 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 25 feet back of curb for Mesa Vista Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb 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.

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

- 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 #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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