

GRAMERCY TOWNHOUSES  
(TITLE 30)

RUSSELL RD/ROCKY HILL ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500146-GRAMERCY (MIXED-USE) OWNER, LLC:**

**TENTATIVE MAP** consisting of 71 residential lots and common lots on 5.1 acres in a UV (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the north side of Oquendo Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-32-113-004 ptn

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 5.1
- Number of Lots/Units: 71
- Density (du/ac): 13.9
- Minimum/Maximum Lot Size (square feet): 1,473/1,494
- Project Type: Single family attached (townhouses)

The plan depicts 71 townhome units on approximately 5.1 acres for a density of 13.9 dwelling units per acre. Access to the residential site is via Oquendo Road and internally to the overall development. Internal private streets are 46 feet in width with parking on both sides, stub streets are 27 feet to 29 feet in width. The project is made up of 4 plex and 6 plex buildings designed around the internal street network. A network of common open spaces are located throughout the development which include a dog area, barbeques, and seating areas. Residents of this project will also have access to the amenities approved with the multiple family development that was recently approved by UC-20-0304.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0304	294 unit multiple family development	Approved by BCC	August 2020

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-20-400070 (ZC-0994-06)	Waiver of conditions of a zone change that required commercial and residential to be developed together	Approved by BCC	August 2020
TM-0100-16	Combined 2 parcels into a 1 lot commercial subdivision in conjunction with a partially developed mixed-use project	Approved by PC	August 2016
UC-0755-08 (ET-0114-14)	Second extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	November 2014
UC-0054-07 (ET-0113-14)	Second extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	November 2014
DR-0112-14	Parking lot and modifications to a mixed-use project	Approved by BCC	April 2014
DR-0598-13	Parking lot and modifications to a mixed-use project	Approved by BCC	November 2013
UC-0755-08 (ADET-0598-13)	First extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by ZA	August 2013
UC-0054-07 (ADET-0599-13)	First extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by ZA	August 2013
TM-0120-13	Mixed-use project consisting of 1 commercial and 2 residential lots	Approved by PC	August 2013
UC-0755-08	Kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	September 2008
DA-1168-07	Development agreement for a mixed-use project	Approved by BCC	November 2007
UC-0054-07	Increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	February 2007
ZC-0994-06	Reclassified this site and adjacent parcels to the north and west to U-V zoning for a mixed-use development	Approved by BCC	October 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	U-V & C-2	Commercial & multiple family residential (part of the Gramercy), & undeveloped
South	Commercial General	R-4, R-2, & RE	Undeveloped & single family residential
East	Commercial General	C-2	Commercial development

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Commercial General	U-V	Multiple family residential portion of the Gramercy

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0471	A waiver of development standards for a 71 unit single family attached development (townhouses) with 25,740 square feet of commercial development is a companion item on this agenda.

**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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; 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;
- Full off-site improvements for Oquendo Road;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** GRAMERCY (MIXED-USE) OWNER, LLC  
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