

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500031-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-604-002

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: 4.37
- Project Type: Single-family residential development
- Number of Lots/Units: 25
- Density (du/ac): 5.72
- Minimum/Maximum Lot Size (square feet): 5,025/ 7,334

Project Description

The plan depicts a single-family detached residential development totaling 25 lots and 2 common lots on 4.37 acres. The density of the overall development is shown at 5.72 dwelling units per acre. The lots range in size from a minimum of 5,025 square feet to a maximum of 7,334 square feet. All lots will be accessed from El Capitan Way via a 42 foot wide private street that intersects with a second private street and ends in cul-de-sacs to the north and south of the site. A 4 foot wide sidewalk is provided along the west side of the private street. A landscape area consisting of a 5 foot wide detached sidewalk with a 5 foot wide landscaping strip on each side is proposed along El Capitan Way, Rochelle Avenue, and Peace Way with a 10 foot wide street landscape area adjacent to the entry street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Public Use	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0139	A waiver of development standards and design review for APN 163-20-201-009 and 163-20-604-002 a single-family residential development is a companion item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a companion item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 to RS3.3 is a related item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a related 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. However, staff does not support the waiver to reduce the street intersection off-set distance, therefore, staff does not support the tentative map.

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;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0024-2025 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

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118