

06/21/23 BCC AGENDA SHEET

CIMARRON AND PATRICK PHASE 1
(TITLE 30)

OQUENDO RD/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500058-PN II, INC:

TENTATIVE MAP consisting of 24 single family residential lots and common lots on 3.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District.

Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

163-33-101-014

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: 3.2
- Number of Lots: 24 (residential)/4 (common elements)
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,367/4,067
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 24 lots with a density of 7.5 dwelling units per acre. Access to the development is provided by a 42 foot wide private street that intersects with Oquendo Road along the southern boundary of the site. The private street terminates in a radius bulb cul-de-sac at the northern boundary of the site and has a 4 foot wide sidewalk along the east side of the street. There are 4 common element lots within the development, with 2 located along the north side of Oquendo Road on the east and west sides of the entrance to the development, and 2 on the east and west sides of the cul-de-sac on the northern portion of the site. There are 12 residential lots on each side of the private street and the plans do not depict direct access to the adjacent public streets. The applicant has also submitted a request to vacate and abandon 5 feet of Oquendo Road and Cimarron Road adjacent to this site in order to provide a 15 foot wide landscape area with detached sidewalks along these streets.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Flood channel & single family residential

Related Applications

Application Number	Request
ZC-23-0204	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-23-0205	A vacation and abandonment of portions of rights-of-way 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**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30; however, staff is not supporting the design review portion of ZC-23-0204 and; therefore, cannot 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash Cimarron Branch improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning - Addressing

- 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 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

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0131-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PN II, INC.

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146