

09/04/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:**

**TENTATIVE MAP** consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

070-13-803-002

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.43
- Project Type: Single-family attached (2 family/duplex) subdivision
- Number of Lots: 5
- Density (du/ac): 6.99
- Minimum/Maximum Lot Size (square feet): 12,381/12,435 (gross & net)

Project Description

The proposed map depicts a 5 lot single-family attached residential subdivision, located on the east side of Randall Street and the north side of Tres Lobos Avenue, approximately 300 feet east of Moapa Valley Boulevard. The proposed map shows that the site will be subdivided into 5 lots with the 4 eastern lots being 12,435 square feet in area and the western most lot being 12,381 square feet. Each lot will be delineated with a 4 foot high chain-link fence around the perimeter with the same fencing being used to split the rear portion of each lot into a separate backyard for each unit. Each lot will have access to Tres Lobos Avenue through a 38.5 foot wide, 20 foot long shared driveway.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-1775-94	Renamed a portion of Plowshare Avenue to Tres Lobos Avenue	Approved by BCC	January 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
South	Corridor Mixed-Use	CG & RS20	Grocery store & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Restaurant with drive-thru

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0324	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0325	A waiver of development standards for a 5 building single-family attached (duplex) development 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 and matches the associated design review. However, since staff is not supporting the waivers for detached sidewalks, staff cannot support this tentative map request.

**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**

- Comply with approved drainage study PW24-11701;
- Full off-site improvements.

**Building Department - Addressing**

- No comment.

**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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Moapa Valley - approval (block wall along Randall Street side and back border line).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MOAPA VALLEY BUILDERS

**CONTACT:** MOAPA VALLEY BUILDERS, 304 S. JONES BLVD, SUITE 300, LAS VEGAS, NV 89107