

LARGE LOT COYOTE SPRINGS - VILLAGE A
(TITLE 30)

US HWY 93/SR168
(COYOTE SPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500102-COYOTE SPRINGS NEVADA, LLC:

TENTATIVE MAP consisting of 8 large lots and common lots on approximately 748.9 acres in an R-U (Rural Open Land) Zone, an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-C (Planned Community) Zone in the Coyote Springs Master Planned Community.

Generally located at the northeast corner of SR 168 and U.S. Highway 93 within the Northeast County. MK/rk/ja (For possible action)

RELATED INFORMATION:

APN:

009-16-510-001; 009-16-601-001; 009-16-710-001; 009-16-801-002; 009-16-811-001; 009-16-811-003; 009-21-501-001; 009-21-501-004; 009-21-612-002; 009-21-701-001; 009-22-101-007 through 009-22-101-010; 009-22-201-003; 009-22-701-002

LAND USE PLAN:

NORTHEAST COUNTY (COYOTE SPRINGS) - MAJOR PROJECT - SINGLE FAMILY RESIDENTIAL

NORTHEAST COUNTY (COYOTE SPRINGS) - MAJOR PROJECT - MULTIPLE FAMILY RESIDENTIAL

NORTHEAST COUNTY (COYOTE SPRINGS) - MAJOR PROJECT - PUBLIC FACILITIES

NORTHEAST COUNTY (COYOTE SPRINGS) - MAJOR PROJECT - OPEN SPACE

NORTHEAST COUNTY (COYOTE SPRINGS) - MAJOR PROJECT - COMMERCIAL & COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 748.9
- Number of Lots: 8
- Lot Size: 10.8 acres or greater
- Project Type: Division of land into large parcels

The plans depict 8 large “builder” lots and 12 common element lots for Village A in the Coyote Springs Master Planned Community. The applicant has submitted this tentative map for division of land into large parcels. Most of the lots are intended for future residential development and have no associated plans. The lots range in size from 10.8 acres to 212.9 acres. The 12 common element lots consist of private street alignments located throughout Village A.

Prior Land Use Requests

Application Number*	Request	Action	Date
TM-18-500081	8 large lots and common lots on approximately 748.9 acres - expired	Approved by BCC	July 2018
MP-0853-02	The Coyote Springs Specific Plan	Approved by BCC	August 2002
MP-0540-02	The Coyote Springs Public Facilities Needs Assessment	Approved by BCC	May 2002
MP-1424-01	The Coyote Springs Concept Plan	Approved by BCC	February 2002

* Numerous map applications have been submitted in Coyote Springs for various projects that are within all or portions of the overall Master Planned Community.

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 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;
- Traffic study to also address circulation needs of this site and applicant to be aware that any additional applicable development of the Coyote Springs site will require master traffic study to address right-of-way needs and roadway design;

- Full off-site improvements.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EMILIA K. CARGILL

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