

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500029-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-20-201-009

**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: 4.44
- Project Type: Single-family residential development
- Number of Lots/Units: 25
- Density (du/ac): 5.63
- Minimum/Maximum Lot Size (square feet): 5,136/ 7,761

Project Description

The plan depicts a single-family detached residential development totaling 25 lots and 2 common lots on 4.44 acres. The density of the overall development is shown at 5.63 dwelling units per acre. The lots range in size from a minimum of 5,136 square feet to a maximum of 7,761 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 east 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.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1706-95	Vacated and abandoned University Avenue and patent easements	Approved by BCC	December 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
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-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 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.

**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, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0026-2025 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