

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500155-DESERT INN SQUARE, LLC:

TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-801-009

PROPOSED 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: 5.17
- Project Type: Single-family detached residential
- Number of Lots: 40
- Density (du/ac): 7.74
- Minimum/Maximum Lot Size (square feet): 3,303/5,247

Project Description

The plan depicts a single-family detached development totaling 40 single-family lots and 4 common element lots on 5.17 acres located on the north side of Warm Springs Road, 330 feet west Myers Street. The density of the overall development is shown at 7.74 dwelling units per acre. The lots range in size from a minimum of 3,303 square feet to a maximum of 5,247 square feet. All proposed lots will be accessed from three, 43 foot wide private streets with 39 feet from back of curb to back of curb and a 4 foot wide attached sidewalk on 1 side of the street. A single street access is provided to Warm Springs Road. The private street extends to the north and intersects with another street in a T formation. The 3rd private street extends to the west from the 1st street. The area adjacent to Warm Springs Road is proposed to be improved with a 5 foot wide detached meandering sidewalk and a 29 foot wide landscape strip within Common Elements "A" and "D." A 20 foot wide drainage easement to be privately maintained is proposed to go through Common Element "B" located at the north side of the site. Finally, Common Element "C" contains a 5 foot wide drainage easement located near the northwest corner of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Zone change from R-E to C-1 for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0717	A zone change from CG to RS3.3 is a companion item on this agenda.
VS-24-0718	A vacation and abandonment for government patent easements is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential 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. The applicant is requesting to provide a single point of access to the site where 2 are required for a site that is at least 5 acres in size. This is because it is an infill site with existing development on 3 sides and no means to provide additional access. Additionally, while the site is currently more than 5 acres, after right-of-way dedication along Warm Springs Road the site will be less than 5 gross acres. Additionally, the project site only has frontage along Warm Springs Road with a total frontage measurement of 335 feet Based on these facts, staff could normally support this request, however, since staff is not supporting the companion item, WS-24-0719, staff is recommending denial.

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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: February 4, 2025 – APPROVED – Vote: Unanimous 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;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 at landuse@lasairport.com 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

- 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 #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120