

MAJESTIC POINT  
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500093-OMNI FAMILY LP:**

**TENTATIVE MAP** consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-29-801-008; 163-29-801-009

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 78
- Density (du/ac): 15.6
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Attached (townhouse) planned unit development

The plans depict a gated residential development totaling 78 single family attached townhome lots and 4 common area lots on 5 acres. The density of the overall development is shown at 15.6 dwelling units per acre. The project is made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the west from Bonita Vista Street. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 48 parking spaces are shown for the visitors and 156 parking spaces are provided for the residents.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial Neighborhood	R-2	Single family residential
South	Commercial General	R-E	Undeveloped
East	Commercial General	C-2	Undeveloped
West	Public Facilities	R-E	NV Energy substation

\*Directly to the north is the Red Rock Drainage Channel.

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
NZC-21-0295	A nonconforming zone change to reclassify this site to R-3 zoning for a townhouse planned unit development is a companion item on this agenda.
VS-21-0296	A request to vacate and abandon easements and 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****Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Staff Recommendation**

Approval. 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** August 3, 2021 – APPROVED – Vote: Unanimous  
**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;
- 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.
- Applicant is advised 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; and 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.

#### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall be named with approved suffixes.

#### **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 #0226-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEAZER HOMES

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120