

TRI POINTE HOMES NEVADA AT
HUALAPAI WAY AND PATRICK LANE
(TITLE 30)

HUALAPAI WY/PATRICK LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500151-PARDEE HOMES NEVADA:

TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)

RELATED INFORMATION:

APN:
163-31-301-022

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 65
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,487/7,745
- Project Type: Single family residential

The plans depict a single family residential development consisting of 65 lots and 9 common lots. The site is narrow, approximately 180 feet wide along Patrick Lane and approximately 2,000 feet along Hualapai Way. Access to the subdivision is from 2 private drives, both accessed from Hualapai Way. A long private drive runs north and south within the development, with a single row of lots on each side. The private drive terminates in a turnaround on the northern end and a stub street on the southern end. The 42 foot private drive has 4 foot wide sidewalks on 1 side of the street. In addition, a drainage easement centrally located along Haulapai Way between lots 22 and 23, and another located at the southern end of the subdivision provides pedestrian access into the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0872	Single family attached and detached subdivision with waivers for reduced lot size, increased wall height, modified setbacks, intersection off-set, and increased finished grade	Approved by BCC	March 2020
TM-19-500230	85 single family residential lots and common lots	Approved by BCC	March 2020
VS-19-0873	Vacated and abandoned easements and right-of-way	Approved by BCC	March 2020
TM-0164-13	85 lot single family residential subdivision - expired	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 zoning and C-P zoning for an office development is the Southwest Ranch Concept Plan Area - expired	Approved by BCC	September 2003
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	C-2	Retail complex
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Major Development Project (Summerlin) - Single Family Residential (up to 10 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
WS-21-0526	A waiver of development standards for increased wall height, intersection off-set, and finished grade for a 65 lot single family residential development 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.

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.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge TM-19-500230.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

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 #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146