

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500006-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 32 single-family residential lots and common lots on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-101-005

**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: 4.18
- Project Type: Detached single-family residential subdivision
- Number of Lots: 32
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,498 (gross/net)/5,447 (gross/net)

Project Description

The plan depicts a 4.18 acre site located south of Russell Road, west of Monte Cristo Way, and east of Pioneer Way. The applicant is proposing to develop the site as a 32 lot detached single-family residential subdivision with a density of 7.7 dwelling units per acre. Access to the subdivision is shown from Monte Cristo Way to the east via a 42 foot wide private street which terminates at a cul-de-sac. All lots will be oriented toward and get access from the private street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Detached single-family residential
East	Compact Neighborhood (up to 8 du/ac)	RM18	PUD multi-family condominium development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0036	A zone change from RS20 to RS3.3 is a companion item on this agenda.
DR-25-0037	A design review for a single-family residential development is a companion item on this agenda.
VS-25-0038	A vacation and abandonment of portions of rights-of-way 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.

**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**

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 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;
- All streets shall have approved street names and suffixes.

#### **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](mailto: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**

- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### **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 #0022-2025 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