

11/21/23 PC AGENDA SHEET

RED BEND AKA SUNSET AND QUARTERHORSE SUNSET RD/QUARTERHORSE LN
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500135-SUNSET INTERCHANGE, LLC:

TENTATIVE MAP consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-101-003 ptn; 176-05-101-004 ptn; 176-05-101-014; and 176-05-101-015

PROPOSED LAND USE PLAN:

SPRING VALLEY – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.6
- Number of Lots: 87
- Density (du/ac): 9.1
- Minimum/Maximum Lot Size (square feet): 2,678/4,744 (gross & net)
- Project Type: Single family residential development
- Open Space Required/Provided: 17,400/6,808

The plans depict a single family residential development consisting of 87 lots on 9.6 acres with a density of 9.1 dwelling units per gross acre. The minimum and maximum lot sizes are 2,678 and 4,744 square feet, respectively. Access to the site is granted via a 55 foot wide east/west private street (Street A) that connects to Dapple Gray Road, a public street. The interior street network of the development consists of the following: 1) two, 43 foot wide east/west private streets (Street C and D); 2) one, 43 foot wide north/south private street (Street E); and 3) three, private stub streets (Streets F through H) measuring between 38 feet to 43 feet in width. Five foot wide sidewalks are located within the interior of the subdivision adjacent to the following lots: 1) Lot 1 (south side); 2) Lots 79 through 87 and common element “D”(north, south, east and west sides); 3) Lot 19 (north side); 4) Lots 50 through 52, 57 through 59, and 64 through 67(north, south, and east sides); and 5) Lot 39 (south side). Five foot wide detached sidewalks are provided along Dapple Gray Road and Quarterhorse Lane. All single family residential lots are oriented towards the interior streets within the subdivision. No lots within the subdivision have direct driveway access from either Quarterhorse Lane or Dapple Gray Road.

Landscaping

The plans depict street landscape areas measuring 15 feet in width, including 5 foot wide detached sidewalks, along Dapple Gray Road and Quarterhorse Lane. The street landscape areas consist of trees, shrubs, and groundcover. The proposed development requires 17,400 square feet of open space where 6,808 square feet of open space is provided. The open space area (Common Element D) is located at the northwest corner of the site, between private street “B” and Lots 72 and 87. The open space area measures a minimum of 45 feet in width.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0536	Vacated and abandoned easements and rights-of-way	Approved by PC	October 2023
TM-21-500201	Single family residential subdivision on the southern portion of the site	Approved by BCC	March 2022
TM-21-500204	Single family residential subdivision on the norther portion of the site	Approved by BCC	March 2022
NZC-21-0721	Reclassified the southern portion of the site from R-E to RUD zoning with waivers to reduce street intersection off-set and allow modified driveway design standard	Approved by BCC	March 2022
NZC-21-0727	Reclassified the northern portion from C-1 and C-2 to R-2 zoning for a single family residential development	Approved by BCC	March 2022
VS-21-0644	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2021
VS-18-0536	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2018
ZC-04-0092	Reclassified a portion of the site from R-E to C-2 zoning	Approved by BCC	February 2004
ZC-02-1549	Reclassified a portion of the site from R-E to C-1 & C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use & Public Use	C-1 & C-2	Undeveloped & Southern Hills Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-3 & R-4	Multiple family residential & undeveloped
West	Corridor Mixed Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Single family residential & office complex

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

Related Applications

Application Number	Request
PA-23-700032	A plan amendment to redesignate the land use category from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-23-0672	A zone change to reclassify the site to RUD zoning for a 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**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of ZC-23-0672 which staff is not supporting; therefore, staff cannot support this request.

Department of Aviation

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Expunge TM-21-500201 and TM-21-500204;
- Parcel map to record prior to the recordation of the Final Map.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

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 #0357-2023 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: KB HOME

CONTACT: DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE CT, HENDERSON, NV 89012