

02/02/21 PC AGENDA SHEET;

MONARCH VALLEY
(TITLE 30)

FRIAS AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500195-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:

TENTATIVE MAP consisting of 185 single family residential lots and common lots on 33.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-701-016 through 177-30-701-018; 177-30-701-023 through 177-30-701-025; 177-30-701-033; 177-30-701-035; 177-30-801-001; 177-30-801-002; 177-30-801-025

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10165, 10220, 10225, 10240 Schuster Street & 3930 W. Frias Avenue
- Site Acreage: 33.8
- Number of Lots: 185 residential lot/19 common lots
- Density (du/ac): 5.5
- Minimum/Maximum Lot Size (square feet): 3,318/15,079
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 185 lots with a density of 5.5 dwelling units per acre. The site is located along the west side of the Valley View Boulevard alignment and dedications for Haleh Avenue, Frias Avenue, and Schuster Street run through portions of the site. The plan indicates that 45 feet of the site will be dedicated for Valley View Boulevard and right-of-way dedications from 30 feet to 60 feet will be provided to complete Haleh Avenue and Frias Avenue through this site. The plans indicate that Schuster Street will be vacated and the right-of-way will be incorporated into the proposed development.

The plan indicates that 15 lots will take access from Haleh Avenue via a private cul-de-sac and these will be the only lots to access a public right-of-way within the development. Access to all other lots will be provided by 43 foot wide private streets that will have a sidewalk on 1 side of

the street. Lot sizes range from 3,318 square feet to 15,079 square feet with the smallest lots located in the southern portion of the site, south of Frias Avenue adjacent to an R-2 zoned single family residential development that is currently under development. The largest lots are located on the northernmost portion of the site. The plans show 19 common lots with a combined area of 172,858 square feet. Most of these common lots are adjacent to the public and private streets within the development. These common lots are being used for landscape areas adjacent to the street, drainage, and utility easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0030-11	Established an RNP-I Overlay District on 75 acres within the Enterprise Planning Area, which included a portion of this site	Approved by BCC	March 2011
ZC-1026-05	Established an RNP-I Overlay District on 3,800 parcels within the Enterprise Planning Area, which included a portion of this site	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-A (RNP-I) & R-E (RNP-I)	Single family residential & undeveloped
South	Residential Low (up to 3.5 du/ac), Residential Suburban (up to 8 du/ac), & Commercial General	R-E (RNP-I), R-E, & R-2	Undeveloped
East	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E, C-1, & C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac), Residential Suburban (up to 8 du/ac), & Public Facilities	R-E (RNP-I) & R-2	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-20-0555	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-20-0556	A vacation of patent 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. However, staff does not support the companion items NZC-20-0555 that is necessary to allow the proposed layout of the subdivision; therefore, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 3, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), grant an easement for a 5 foot by 25 foot for bus passenger loading/shelter areas in accordance with RTC standards behind the sidewalk on the west side of Valley View Boulevard, as close as practical to Frias Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb 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;

- El Molino Street, Lake Avenue, California Avenue, Panther Street and El Mirador Avenue are previously recorded and shall have approved street names;
- Poly Street is a sound alike street name.

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 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.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (approved turn-around for streets leading to Trestles Street and Lower needed); to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions (rumble strips allowed in residential roads to limit speed, humps and bumps not allowed); and to show fire hydrant locations on-site and within 300 feet of each home (additional hydrants needed).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0329-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118