

11/17/21 BCC AGENDA SHEET

WIGWAM-FORT APACHE  
(TITLE 30)

FORT APACHE RD/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**TENTATIVE MAP** consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-18-701-004

**LAND USE PLAN:**

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 5.2
- Number of Lots/Units: 40
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,430/4,925
- Project Type: Single Family Development

The plans depict a single family residential development consisting of 40 lots on 5.2 acres with a density of 7.5 dwelling units per acre. The minimum and maximum lot sizes are 3,403 square feet and 4,925 square feet, respectively. The primary ingress and egress to the proposed development is by way of a 48 foot wide public right-of-way on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road. The internal street network consists of 48 foot wide public streets with 5 foot wide sidewalks on both sides. The west side of the property will have a 6 foot block wall along the perimeter with the grade falling to the east with retaining walls (1.5 feet to 4 feet) separating lots. The interior 4 foot retaining wall combined with a 6 foot CMU wall, is the subject of a waiver on the related WS-21-0570 application. The east property line will have a 6 foot CMU wall on top of a 3.5 foot retaining wall. The north side of the property adjacent to Wigwam Avenue will have a 6 foot high wall adjacent to the perimeter

landscaping with grades increasing to the south, including three, 1.2 foot retaining walls between properties on the southern half of the development. An existing 6 foot high CMU wall is located on the south property line.

Landscaping

The plans depict a 15 foot wide landscape area and a 5 foot wide attached sidewalk adjacent to Wigwam Avenue. The 10 feet of landscape area on both sides of the entry road extends into the development adjacent to Lot 1 and Lot 40.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-1025-08	Easements	Approved by BCC	December 2008
ZC-0630-08	Reclassified 84 acres to R-2 and R-3 zoning	Approved by BCC	August 2008

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project (Rhodes Ranch) - Single Family Residential	R-2	Single family residential
South & West	Major Development Project (Rhodes Ranch) - Single Family Residential & Multiple Family Residential	R-3, R-2, & P-C	Single family residential
East	Major Development Project - Single Family Residential	R-E	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-21-0570	A use permit for modifications for a single family residential development with increase finished grade and a 10 foot high combined retaining and CMU wall 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**

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- 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.

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

- Private streets shall have approved street names and suffixes;
- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0301-2021 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:** AMH DEVELOPMENT, LLC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120