UPDATE
GRAND CANYON DR/PEACE WY
(TM-0177-13 – GRAND FLAMINGO CAPITAL MGMT, LLC:

**HOLDOVER TENTATIVE MAP** consisting of 50 single family residential lots and common
lots on 8.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.

Generally located on the west side of Grand Canyon Drive and the north side of Peace Way
within Spring Valley. SB/pb/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
163-19-211-009

**LAND USE PLAN:**
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**
Project Description
General Summary
- Site Acreage: 8.1
- Number of Lots: 50 residential/3 common
- Minimum/Maximum Lot Size: 3,418 square feet/8,564 square feet
- Density: 7.16 du/ac
- Project Type: Single family residential

Site Plan
The plans show a single family residential subdivision consisting of 50 residential lots and 3
common lots on 8.1 acres at a density of 7.16 du/ac. The average lot size is 4,458 square feet,
and the lots will meet all setback requirements. This will be a gated community and the lots will
have access onto Grand Canyon Drive via a 43 foot wide private street with a 4 foot wide
attached sidewalk on 1 side. The plans depict a 10 foot wide landscape area adjacent to an
existing attached sidewalk along the east and south property lines along Grand Canyon Drive and
Peace Way. A 6 foot wide landscape area is located adjacent to an attached sidewalk along the
north property line. A 4,179 square foot common lot reserved for open space is located on the
western portion of the site.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRE-0093-13</td>
<td>Pre-submittal application for this non-conforming zone change</td>
<td>Reviewed by staff</td>
<td>August 2013</td>
</tr>
</tbody>
</table>
Application Number | Request | Action | Date
--- | --- | --- | ---
ZC-1244-98 | Reclassified 105 acres west of Grand Canyon Drive between Peace Way and Flamingo Road including the subject site from R-E, R-2, R-3, & C-2 zoning to C-2 zoning for a regional commercial center consisting of 874,000 square feet of retail uses, 429,000 square feet of office space, 122,000 square feet of hotel space for a non-gaming hotel, and a 4 story parking garage | Approved by BCC | December 1998

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; West</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>R-3</td>
</tr>
<tr>
<td>East</td>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>R-3</td>
</tr>
</tbody>
</table>

This site and the land to the south and west are in the MUD-4 Overlay District while the land to the north is in the MUD-3 Overlay District.

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0648-13</td>
<td>A non-conforming zone change to reclassify the parcel from C-2 to R-2 zoning for a single family residential development is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

**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, since staff does not support the zone change and design review associated with NZC-0648-13, staff cannot support this application.

**Fire Department**
The proposal has been reviewed and does not conflict with Fire Code requirements.

**Staff Recommendation**
Denial. This item will be forwarded to the Board of County Commissioners’ meeting on **February 5, 2014** at 9:00 a.m. for final action, 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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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;
• Traffic study and compliance;
• Vacate all unnecessary easements.

Current Planning Division – Addressing
• Cuesta Avenue is a sound alike and needs an approved street name;
• Provide an approved street name and suffix for the street adjacent to Lots 30 thru 35;
• Provide an approved street name and suffix for the street adjacent to Lots 11 thru 14.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that sewer point of connection as shown on the tentative map is not pre-approved by CCWRD; point of connection determination will require submittal of civil improvement plans for full engineering review and evaluation including submittal of estimated wastewater flow rates from all phases of the proposed project at build-out; the tentative map as submitted is acceptable, subject to the point of connection; and that the applicant is invited to meet with CCWRD at their earliest convenience to concur on a viable solution.

TAB/CAC: N/A
APPROVALS: N/A
PROTESTS: N/A

PLANNING COMMISSION ACTION: November 21, 2013 – HELD – To 12/17/13 – per the applicant to remain a companion item with NZC-0648-13.

PLANNING COMMISSION ACTION: December 17, 2013 – HELD – To 01/07/14 – per the applicant to work with neighbors.

APPLICANT: Ryland Homes Nevada, LLC
CONTACT: Taney Engineering, Jody Mudano, 6030 South Jones Boulevard, Suite 200, Las Vegas, NV 89118