TM-0107-17 – PARDEE HOMES OF NEVADA:

HOLDOVER TENTATIVE MAP consisting of 74 single family lots and common lots on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
163-32-301-004, 025, & 028

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 7.8
- Number of Lots: 74
- Minimum/Maximum Lot Size (square feet): 1,599/4,606
- Density: 9.5 (du/ac)
- Project Type: Attached (townhouse) planned unit development

The plans show a gated attached single family residential development consisting of 74 lots and 8 common lots on a 7.8 acre site. The density of the overall site is shown at 9.5 dwelling units per acre. The development is made up of tri-plex and 4-plex buildings designed around a shared private driveway easement. A total of 6 to 7 residential units will be clustered around the 28 foot wide shared access driveways which lead out to 47 foot wide private “spine” streets. The “courtyards” are located in the front yard of the residences which will be used as a shared driveway. Additionally, a network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational areas and future amenities. Parking will consist of garage parking for residents and surface parking for visitors. The total visitor parking provided is 74 spaces where 33 spaces are required. The majority of visitor parking is depicted as parallel spaces along the 47 foot wide private streets. Access to the subdivision is from Patrick Lane to the north.
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>NZC-0005-14 (ET-0007-17)</td>
<td>First extension of time on a portion of a zone boundary amendment to reclassify 7.8 acres to R-2 zoning</td>
<td>Approved by BCC</td>
<td>March 2017</td>
</tr>
<tr>
<td>WS-0262-16</td>
<td>Waived increased wall height; reduced rear setback; allowed modifications to off-site standard; and a waiver of condition from a zone change for single family residential subdivision</td>
<td>Approved by BCC</td>
<td>June 2016</td>
</tr>
<tr>
<td>VS-0264-16</td>
<td>Vacation of a portion of right-of-way being Patrick Lane</td>
<td>Approved by BCC</td>
<td>June 2016</td>
</tr>
<tr>
<td>NZC-0005-14</td>
<td>Reclassified 23.3 acres to R-2 zoning for a single family residential development (the original request was for an RUD single family development)</td>
<td>Approved by BCC</td>
<td>March 2014</td>
</tr>
<tr>
<td>VS-0055-14</td>
<td>Vacation of easements is a companion item on this agenda</td>
<td>Approved by BCC</td>
<td>March 2014</td>
</tr>
<tr>
<td>WS-0054-14</td>
<td>Modifications to standard drawings for public street sections and reduced street intersection off-sets</td>
<td>Approved by BCC</td>
<td>March 2014</td>
</tr>
<tr>
<td>TM-0017-14</td>
<td>141 single family residential lots on 23.3 acres</td>
<td>Approved by BCC</td>
<td>March 2014</td>
</tr>
</tbody>
</table>

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</td>
<td>Commercial General</td>
<td>R-2</td>
</tr>
<tr>
<td>South*</td>
<td>Business and Design/Research Park</td>
<td>R-E &amp; R-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>R-2</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>R-E</td>
</tr>
</tbody>
</table>

*Immediately to the south is a drainage and flood control channel

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0527-17</td>
<td>A use permit for an attached single family residential planned unit 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.
**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, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- 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 Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Queuing analysis and/or gate/callbox location to be approved by Public Works Development Review.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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**
- Provide approved street names list;
- Private streets shall have street suffixes.

**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference (POC Tracking #0268-2017).

**TAB/CAC:** Spring Valley – approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** September 6, 2017 – HELD – To 09/20/17 – per the applicant.
APPLICANT:  Pardee Homes of Nevada
CONTACT:  Slater Hanifan Group, Chelsea Jensen, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118