APN: 195-01-000-003 through 195-01-000-005 (no longer needed); 195-12-000-002 (no longer needed); 195-12-000-003 (no longer needed); 195-12-000-004 through 195-12-000-013

LAND USE PLAN: NORTHWEST COUNTY (MOUNTAIN SPRINGS) - MAJOR DEVELOPMENT PROJECT

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 208.8 (previously 233.7)
- Number of Lots: 104 (previously 145)
- Density (du/ac): 0.5 (previously 0.62)
- Minimum/Maximum Lot Size: 22,051/87,589 (previously 13,858/215,982)
- Project Type: Single family Development

The proposed project consists of 104 single family residential lots and 8 common lots in a remote area at the base of Mt. Potosi. The development is located on approximately 208.8 acres with a density of 0.5 dwelling units per acre. The site is privately owned and zoned R-U. The minimum lot area being proposed is 22,051 square feet. The residential pads are the only area planned to be graded to minimize site disturbance of the natural areas. Several common lots are proposed with this development and will include of picnic tables, shade structures, and trails. Access to the site will be through Mt. Potosi Canyon Road, an RS 2477 road that connects to SR 160 (Pahrump Highway). This main access road is currently a dirt road which will be improved with a 40 foot wide drivable surface within 60 feet of dedication.

All roads within the proposed subdivision are shown as private and will be developed to non-urban street standards with a 32 foot wide drivable surface. According to the applicant the intent
of Potosi, Ltd is to construct water tanks to supply the subdivision with fire protection and domestic water supply. Also an individual sewage disposal system will be provided to the future homeowners prior to the construction of their residence.

**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>UC-1163-07</td>
<td>Single family residential development within a hillside development area; with waivers for off-site improvements (excluding paving) and landscaping and screening requirements on a portion of this site – expired</td>
<td>Approved by PC</td>
<td>January 2008</td>
</tr>
<tr>
<td>TM-0273-07</td>
<td>Tentative map to subdivide a portion of this site into 104 lots – expired</td>
<td>Approved by PC</td>
<td>January 2008</td>
</tr>
<tr>
<td>TM-0425-05</td>
<td>Tentative map to subdivide a portion of this site into 104 lots – expired</td>
<td>Held and subsequently expired</td>
<td></td>
</tr>
<tr>
<td>UC-0229-04</td>
<td>For a 112 room spa/retreat with incidental uses; waiver for alternative landscaping within a hillside development area on a portion of this site – expired</td>
<td>Approved by PC</td>
<td>March 2004</td>
</tr>
<tr>
<td>ZC-1643-99</td>
<td>A request for C-2 and M-1 zoning on a portion of this site for a hotel, bottling plant, and other ancillary uses</td>
<td>Withdrawn</td>
<td></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, South, East, &amp; West</td>
<td>Northwest County – Major Development Project</td>
<td>The project site is completely surrounded by undeveloped publicly owned R-U zoned parcels</td>
</tr>
</tbody>
</table>

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-18-1000</td>
<td>A single family residential development within a Hillside Development area, including alternative design standards contained within Chapter 30.40 and 30.52 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 UC-18-1000, staff cannot support this request.
Staff Recommendation
Denial.

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;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant to apply for a public access easement and provide a paved all weather access to the project, with the public termination of said access to be approved by Public Works, and to be constructed with a minimum of 32 feet of paving;
- Applicant shall secure the necessary approval from all landowners impacted by the proposed access roadway.
- Applicant is advised that access to the site where the proposed road splits from the access commonly known as Potosi Road or Mt. Potosi Canyon Road may not be accepted as public right-of-way; that any public street over 150 feet in length must terminate in a County-approved turn-around; and that due to the complex nature of access to the property that additional requirements may arise during the technical studies and off-site permits.

Current Planning Division - Addressing
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Provide all access easement exhibits to Addressing Services;
- Provide Addressing Services clarification on the location of the existing access road known as Potosi Spring Rd in relation to the new private street shown as Potosi Trails Court;
- Any unnamed Forest Service roads providing access to this subdivision shall be named;
- Potosi Trail Court contains two suffixes;
- Sir Austen Court and Master Don Court shall have the same name;
- Potosi Ranch Road, Potosi Ranch Drive and Potosi Ranch Way shall have different street names;
• Potosi Ranch Drive and Potosi Ranch Court shall have the same name and suffix;
• Prince Brent Way shall have the suffix of Circle.

Building Department - Geotechnical
• Applicant is advised that hill-side cut and fill operations will require the grading plan to show compliance with the provisions of IBC Section 1808.7 and Appendix J, including sections J106 through J110, as applicable; specifically, cut and fill slopes shall be set back from the property lines in accordance with Figure J108.1.

Building Department - Fire Prevention
• Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turnaround provided; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic
• Applicant is advised that sewage treatment and disposal for each lot shall be in accordance with the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management and subject to the approval of SNHD; and that if the Nevada Division of Environmental Protection (NDEP) determines that conventional septic system(s) for the above map are not approved because Nitrate Removal Wastewater Treatment Unit(s) are required, the tentative map, final map (below the DISTRICT BOARD OF HEALTH CERTIFICATE), and improvement plans must contain the following statement: "Sewage Treatment for each lot shown shall be Nitrate Removal Wastewater Treatment Unit(s) subject to the State of Nevada regulations and subject to the approval of the Southern Nevada Health District"; that the proposed water system will include at least fifteen (15) service connections, and therefore it is considered a public water system under the Safe Drinking Water Act; that it must be permitted in accordance with applicable regulations including NAC 278.400, 278.410, and 445A.602 prior to operation; to refer to https://ndep.nv.gov/water/drinking-water/new-water-systems; to contact NDEP's Bureau of Safe Drinking Water (BSDW) at (775) 687-4670; to provide SNHD with a letter from the BSDW approving the construction of the proposed water system; and to provide SNHD with a letter from the BSDW approving the water system to be placed into service.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: February 6, 2019 – HELD – To 04/17/19 – per the applicant.
COUNTY COMMISSION ACTION: April 17, 2019 – HELD – To 05/22/19 – per the applicant.

COUNTY COMMISSION ACTION: May 22, 2019 – HELD – To 06/19/19 – per the applicant.

APPLICANT: POTOSI LTD NEVADA LIMITED PARTNERSHIP
CONTACT: TIM MORENO, 6765 WEST RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118