APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-0210-13 – WARM SPRINGS AND MYERS, LLC:

TENTATIVE MAP consisting of 126 single family residential lots and common lots on 20.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the southwest corner of Arby Avenue and Myers Street within Spring Valley. SS/rk/ml (For possible action)

RELATED INFORMATION:

APN:
176-04-801-002

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description
General Summary
• Site Acreage: 20.8
• Number of Lots/Units: 126
• Minimum/Maximum Lot Size: 4,018/11,198 square feet
• Density: 6.1 du/ac
• Project Type: Single family development

The plans depict a single family residential development consisting of 126 residential lots and 11 common lots on 20.8 acres for a density of 6.1 dwelling units per acre. The lots range in size from 4,018 square feet to 11,198 square feet. The subdivision will be served by 41 foot wide private streets which includes a 4 foot wide sidewalk on 1 side of the street. There is 1 point of access into the development from Arby Avenue to the north. The common element lots consist of street landscape buffers, utility easements, and 3 common lots internal to the site. Additionally, the development provides pedestrian access gates along the public street frontages for the future residents of the community.

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-0403-13</td>
<td>Reclassified this site to R-2 zoning for a single family residential development</td>
<td>Approved by BCC</td>
<td>November 2013</td>
</tr>
</tbody>
</table>
### Application Numbers

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>WS-0394-06 (ET-0047-08)</td>
<td>First extension of time for a medical office complex with increased building height – expired</td>
<td>Approved by BCC</td>
<td>April 2008</td>
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<tr>
<td>TM-0051-08</td>
<td>1 lot commercial subdivision – expired</td>
<td>Approved by PC</td>
<td>April 2008</td>
</tr>
<tr>
<td>WS-0394-06</td>
<td>Medical office development with increased building height – expired</td>
<td>Approved by BCC</td>
<td>May 2006</td>
</tr>
<tr>
<td>ZC-0949-05</td>
<td>Reclassified to C-1 zoning with a design review for a medical office development</td>
<td>Approved by BCC</td>
<td>July 2005</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>R-E, M-D, &amp; U-V</td>
<td>Undeveloped &amp; mixed use development</td>
</tr>
<tr>
<td>East</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>C-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>C-P, C-1, &amp; C-2</td>
<td>Office and retail developments, including a tavern, &amp; undeveloped</td>
</tr>
</tbody>
</table>

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area and CMA Design and MUD-3 Overlay Districts.

### Related Applications

<table>
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<tr>
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<th>Request</th>
</tr>
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<tbody>
<tr>
<td>VS-0764-13</td>
<td>The vacation of a 5 foot wide, 300 foot long portion of Warm Springs Road 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.

#### Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.
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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Maintain common element lot dimensions as shown on plans.
- 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;
- Full off-site improvements;
- Entrance street design to meet Clark County standards;
- No vehicular access gates allowed;
- Right-of-way dedication to include 45 feet to back of curb for Warm Springs Road, 30 feet for Arby Avenue, 30 feet for Myers Street and associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division – Addressing
- Alma Avenue, Matilda Street, and Rita Court are duplicates and need approved street names.

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; and 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/Fire Prevention
- Streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that sewer point of connection and placement of sanitary sewers in easements are both shown on the tentative map, however, the sewer point of connection and use of easements as shown is not pre-approved by CCWRD; point of connection and easement 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; and that the tentative map as submitted is acceptable, subject to the point of connection determination.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Warm Springs and Myers, LLC
CONTACT: Cindie Gee, G.C. Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, NV 89146