TM-0212-13 – GREYSTONE NEVADA, LLC:

TENTATIVE MAP consisting of 61 single family residential lots and common lots on 8.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-2 Overlay District.

Generally located on the west side of Hollywood Boulevard, 510 feet north of Russell Road and the south side of the Duck Creek Channel within Whitney. MBS/rk/ml (For possible action)

RELATED INFORMATION:

APN:
161-27-701-015; 161-27-801-005

LAND USE PLAN:
WHITNEY - RESIDENTIAL HIGH-RISE CENTER (GREATER THAN 32 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 8.7
- Number of Lots/Units: 61
- Minimum/Maximum Lot Size: 3,302/5,122 square feet
- Density: 7 du/ac
- Project Type: Single family development

The plans depict a gated single family residential development consisting of 61 residential lots and 4 common lots on 8.7 acres for a density of 7 dwelling units per acre. The average lot size is shown at 3,731 square feet. The subdivision will be served by 43 foot wide private streets which includes a 4 foot wide sidewalk on 1 side of the street. In addition to the previously mentioned street sections, the plans also show 2 stub streets at 29 feet wide with a 4 foot sidewalk on 1 side of the street. There is 1 point of access from Hollywood Boulevard to the east. The common element lots consist of street landscape buffers and 2 common element lots internal to 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>ZC-0866-07</td>
<td>Reclassified this site to R-5 zoning for an apartment complex</td>
<td>Approve by BCC</td>
<td>August 2007</td>
</tr>
<tr>
<td>UC-1938-05</td>
<td>Planned unit development consisting of single family residential lots and triplex units - expired</td>
<td>Approved by BCC</td>
<td>January 2006</td>
</tr>
</tbody>
</table>
Application Number | Request | Action | Date
--- | --- | --- | ---
ZC-1031-05 | Established R-3 zoning on this site – expired | Approved by BCC | August 2005

### 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>Residential High Rise Center</td>
<td>R-3</td>
</tr>
<tr>
<td>South</td>
<td>Residential High Rise Center</td>
<td>R-5</td>
</tr>
<tr>
<td>East</td>
<td>Residential Medium</td>
<td>RUD</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>R-E</td>
</tr>
</tbody>
</table>

### Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0772-13</td>
<td>A non-conforming zone change for R-2 zoning 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.

#### Building/Fire Prevention
The proposal has been reviewed and does not conflict with Fire Code requirements.

### Staff Recommendation
Approval. 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 find 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
• 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, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
• Full off-site improvements.

Current Planning Division – Addressing
• Desert Cove Avenue, Saddle Wood Avenue, and Silver Saddle Drive are duplicates and need approved street names;
• Summerwinds Avenue is a sound-alike and needs an approved street name;
• Desert Cove Avenue, Silent Springs Avenue, and Summerwinds Avenue shall have a suffix of Court;
• The east/west segment of Silver Saddle Drive, at the entrance of the development, needs an approved street name which is not the same as the north/south segment.

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; 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.

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.

APPLICANT: Lennar Homes
CONTACT: TCE, Sonia Macias, 3277 E. Warm Springs Road, #400, Las Vegas, NV 89120