TENTATIVE MAP consisting of 23 single family residential lots and 1 common lot on 2.7 acres in an RUD (Residential Urban Density) Zone in the CMA Design and the MUD-3 Overlay Districts.

Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
163-29-801-006

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.7
- Number of Lots: 23 and 1 common lot
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size: 3,080/3,966 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 23 lots on 2.7 acres at a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,080 square feet and 3,966 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, “Anteater Street”, which connects to Spanish Ridge Avenue. Anteater Street terminates as a hammerhead design within the interior of the subdivision, between Lot 9 and Common Element Lot “A”. Two parking spaces are located adjacent to Common Element Lot A, consisting of 5,801 square feet. The private street measures 43 feet in width and includes a 5 foot wide detached sidewalk adjacent to 1 side of the street. The 5 foot wide sidewalk continues through the common element lot and along the south boundary of the development, connecting to a proposed 5 foot wide attached sidewalk along Bonita Vista Street. An attached 5 foot wide sidewalk is also proposed along Spanish Ridge Avenue.
Landscaping
A proposed landscape area measuring 6 feet in width is located behind the 5 foot wide attached sidewalk along Spanish Ridge Avenue. Twenty-four inch box trees are planted 20 feet on center within the landscape area in addition to shrubs and groundcover. Common Element Lot “A”, located at the southeastern portion of the development, consists of 5,801 square feet of open space. Approximately 4,600 square feet of open space is required where 6,119 square feet of open space is provided.

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-0834-07</td>
<td>Reclassified the project site from R-E to C-1 zoning for future commercial development</td>
<td>Approved by BCC</td>
<td>August 2007</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Office Professional and Residential High (8 du/ac to 18 du/ac)</td>
<td>R-3 &amp; C-P</td>
<td>Multiple family development &amp; office complex</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Neighborhood</td>
<td>R-2</td>
<td>Single family residential development</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Neighborhood</td>
<td>C-1</td>
<td>Office complex</td>
</tr>
<tr>
<td>West</td>
<td>Office Professional</td>
<td>R-2</td>
<td>Single family residential development</td>
</tr>
</tbody>
</table>

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-19-0257</td>
<td>A nonconforming zone change to reclassify the site to an RUD zone for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-19-0252</td>
<td>A request to vacate patent easements and right-of-way 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. This item has been forwarded to the Board of County Commissioners for final action.

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.
PLANNING COMMISSION ACTION: May 21, 2019 – APPROVED – Vote: Unanimous
Absent: Morley

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; that 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 Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall coordinate with the Map Team regarding required easement dedications.
- Applicant is advised 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
- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Anteater shall have the suffix of Court.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0663-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA
CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118