TM-0108-17 - TODD FERGUSON AND CHINSUK KIM FAMILY TRUST:

TENTATIVE MAP consisting of 34 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District.

Generally located on the north side of Windmill Lane, 600 feet east of Durango Drive within Spring Valley. SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:
176-09-401-003

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 34 (residential)/2 (common)
- Gross Minimum/Maximum Lot Size: 4,089/6,337 square feet
- Net Minimum/Maximum Lot Size: 4,089/6,337 square feet
- Density: 6.8 du/ac
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 34 residential lots on 5.0 acres at a density of 6.8 dwelling units per acre. There are 2 lots that have 5 foot wide private drainage easements where the net and gross lots sizes are different. Lot 9 has a gross lot area of 4,933 square feet and a net lot area of 4,448 square feet and Lot 31 has a gross lot area of 5,559 square feet and a net lot area of 5,320 square feet. The gross/net lot area is the same for all other lots. The lots will have access to Windmill Lane via a 37 foot wide private street, with no sidewalks that traverse the eastern portion of the site from north to south. There are three, 37 foot wide private streets with no sidewalks connecting to the north/south street and a 25 foot wide stub street serving 2 lots on the northern end of the main street. A portion of the parcel is in Flood Zone X (500 year). A 15 foot wide landscape area with a detached sidewalk is located along the south property line adjacent to Windmill Lane (common elements A & B).
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>Public Facilities</td>
<td>R-E</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ ac)</td>
<td>R-E (RNP-1)</td>
</tr>
<tr>
<td>East</td>
<td>Office Professional</td>
<td>R-E</td>
</tr>
<tr>
<td>West</td>
<td>Public Facilities &amp; Commercial Neighborhood</td>
<td>R-E &amp; C-2</td>
</tr>
</tbody>
</table>

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0530-17</td>
<td>A nonconforming zone change to re-classify the site from R-E to R-2 zone for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-0531-17</td>
<td>A vacation of 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.

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.

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

PLANNING COMMISSION ACTION: August 15, 2017 – APPROVED – Vote: Unanimous Absent: Kirk
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;
• Traffic study and compliance;
• Full off-site improvements.
• 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.

Current Planning Division – Addressing
• Provide approved street names list;
• Streets “A”, “B”, “C”, and “D” shall have approved street names.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that a prior Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0223-2017.

APPLICANT: StoryBook Homes
CONTACT: LAS Consulting, Lucy Stewart, 1930 Village Center Circle, Building 3, Suite 577, Las Vegas, NV 89134