

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500181-DIAMOND STARR HILLS, LLC:

AMENDED HOLDOVER TENTATIVE MAP consisting of **28** single-family residential lots (previously 30 single-family residential lots) and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-36-801-008

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential
- Number of Lots/Units: **28** (previously 30)
- Density (du/ac): **5.6** (previously 6)
- Minimum/Maximum Lot Size (square feet): **4,019/9,459** (previously 4,019/8,129)

Project Description

The plan depicts a **28 lot** single-family residential subdivision within the Hillside Development area. Access to the subdivision is from a **49 foot** wide gated entry street from Starr Hills Avenue. Street landscaping is provided along Starr Hills Avenue with 15 feet of landscaping behind an attached sidewalk. All lots are accessed from **33 or 37** foot wide private stub streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1578-06	Reclassified to R-2 zoning for a single-family residential hillside development	Approved by BCC	December 2006
TM-0469-06	18 lot single-family residential subdivision - expired	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single-family residential
South	Open Lands	PF	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-23-0859	A use permit for a temporary gravel pit (no longer needed), waivers of development standards for off-sites, hillside standards, driveways, retaining walls, and landscaping with design review for a 28 lot single-family residential subdivision is a companion item on this agenda.
VS-23-0860	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, staff is not supporting the companion development design of the subdivision; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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;
- Right-of-way dedication to include 30 feet for Starr Hills Avenue.

Comprehensive Planning - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street name Rose Hills is previously recorded and shall have an approved street name.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: August 21, 2024 – HELD – To 09/18/24 – per the applicant.

COUNTY COMMISSION ACTION: September 18, 2024 – HELD – To 12/18/24 – per the applicant.

COUNTY COMMISSION ACTION: December 18, 2024 – HELD – To 02/05/25 – per the applicant.

COUNTY COMMISSION ACTION: February 5, 2025 – HELD – To 05/07/25 – per the applicant.

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118