

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500070-SILVER GILESPIE, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002; 177-28-203-003

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 3.74
- Minimum/Maximum Lot Size (square feet): 5,318/10,992

Project Description

The plans depict a proposed single-family residential development consisting of 8 lots on 2.14 acres with a density of 3.74 dwelling units per gross acre. The minimum and maximum lot sizes are 5,318 square feet and 10,992 square feet, respectively. Access to the residential development is granted via a private 39 foot wide, east/west hammerhead cul-de-sac that connects to Gillespie Street, a collector street. The cul-de-sac terminates at the western portion of the development, adjacent to Lots 4 through 7. A single, 4 foot wide attached sidewalk is located along the south side of the hammerhead cul-de-sac, adjacent to Lots 6 through 8. Lots 1 through 5 are located along the north side of the private street. An detached sidewalk measuring 5 feet in width is proposed along Gillespie Street, along the east boundaries of Lots 1 and 8.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential planned unit development

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0879	A zone change to reclassify the site from RS20 to RS5.2 for a proposed single-family residential development is a companion item on this agenda.
WS-25-0284	A waiver of development standards in conjunction with a proposed single-family residential development is a companion item on this agenda.
VS-25-0285	A vacation and abandonment for a portion of right-of-way being Giles pie Street and 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**

Staff finds the proposed hammerhead cul-de-sac design does not offer any discernable benefit to the proposed single-family residential development. In addition, staff is not supporting the associated plan amendment and zone change associated with this request; therefore, staff recommends denial.

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;
- Traffic study and compliance;
- Full off-site improvements;
- 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 devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Braco shall have the suffix of Court.

Fire Prevention Bureau

- No comment.

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 #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118