

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500044-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:

TENTATIVE MAP consisting of 6 single-family lots on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:

125-31-803-007

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.90
- Project Type: Single-family residential subdivision
- Number of Lots: 6
- Density (du/ac): 1.5
- Gross Minimum/Maximum Lot Size (square feet): 22,225/30,108
- Net Minimum/Maximum Lot Size (square feet): 11,484/20,735

History

In February 2022 a tentative map (TM-21-500197) was approved on the subject site along with companion applications for waivers of development standards and a design review (WS-21-0701) and a vacation (VS-21-0702) for a single-family residential development. An extension of time, ET-26-400023, is a companion item on this agenda to extend WS-21-0701. VS-21-0702 has been extended by 2 administrative extensions of time, ADET-24-900059 and ADET-26-900062, with the expiration date now being February 2, 2028. Tentative maps, however, are not eligible to receive an extension of time; therefore, this map expired in February 2026. The applicant has submitted a new tentative map which depicts the exact layout as the previously approved map.

Project Description

The plan depicts a 6 lot single family residential subdivision with a gated 54 foot wide private drive entrance from Verde Way on the north side of the site. The gates were approved under the previous land use approvals. The private drive transitions to 39 feet wide and terminates in a cul-de-sac near the southern portion of the site. A power pole will remain at the northwest corner of

Fort Apache Road and Lone Mountain Road (southeast corner of the subject site), and a gated 30 foot wide public utility easement will connect from the cul-de-sac to Lone Mountain Road. All 6 lots will be accessed from the internal private street.

Landscaping shows compliance with the previously approved landscape plan under WS-21-0701 and includes a 6 foot wide landscape strip with large trees and shrubs along Verde Way, Fort Apache Road, and Lone Mountain Road, excluding the street frontage around the power pole easements and site visibility zones. Also, a 6 foot wide landscape strip is included on either side of the gated entrance from Verde Way.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500197	Tentative map for a 6 lot single-family subdivision - expired	Approved by BCC	February 2022
VS-21-0702	Vacation and abandonment of easements	Approved by BCC	February 2022
WS-21-0701	Waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
ET-26-400023 (WS-21-0701)	An extension of time for waivers of development standards and a design review 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. The proposed location, size, and design of the lots is consistent with the previous land use and tentative map approved on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

- 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

- Comply with approved drainage study PW21-15072;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Verde Way and associated spandrel.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: TCB ENTERPRISES NV, LLC SERIES FORT APACHE

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