

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500042-RAINBOW ACRES, LLC:**

**TENTATIVE MAP** consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

125-14-301-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7560 N. Rainbow Boulevard
- Site Acreage: 4.1
- Project Type: Single-family residential development
- Number of Lots: 8
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 23,611/21,117 (gross); 20,920;18,005 (net)

Project Description

The plans depict an 8 lot single-family residential development with a density of 1.93 dwelling units per acre. The lots range in size from 22,118 square feet to 24,106 square feet. Access to the subdivision is from Rainbow Boulevard through a private being Rainbow Court. A total of 8 lots with 4 lots on each side of the private street. Each will have a driveway facing towards Rainbow Court.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0047-08	9 lot single-family residential subdivision on 5.1 acres - expired	Approved by PC	April 2008
TM-0024-06	10 lot single-family residential subdivision on 4.1 acres - expired	Approved by PC	March 2006
WS-0068-06	Waiver of development standards to reduce lot area and off-site improvements	Approved by PC	February 2006

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0296-01	Zone change to reclassify various parcels within Lone Mountain from R-U and R-E to R-E (RNP-I) and from R-A to R-A (RNP-I) and from R-A to R-A (RNP-II) zone	Approved by BCC	August 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	City of Las Vegas	R-E	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0185	Waiver of development standards and design review for a proposed 8 lot single-family residential development is a companion item 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**

Due to the totality of the waivers of development standards associated with WS-25-0185, which staff is not supporting, staff cannot support this tentative map. 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

**Fire Prevention Bureau**

- No comment.

**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 (traffic from subdivision exit and enter off Farm Road).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WOODSIDE HOMES OF NEVADA, LLC

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