

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.72 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

125-23-702-003; 125-23-702-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6720 Mustang Street and 6705 Maverick Street
- Site Acreage: 4.72
- Project Type: Single-family residential development
- Number of Lots/Units: 8
- Density (du/ac): 1.69
- Minimum/Maximum Lot Size (square feet): 23,494/29,259 (gross)/ 19,474/ 22,256 (net)

Project Description

The site plan depicts an 8 lot residential subdivision with private street access from Mustang Street. The plan shows a gated community with each lot facing and accessing the internal private street. The private street ends in a cul-de-sac on the east side of the property. The overall site is 4.72 acres with a density of 1.69 dwelling units per acre. The lots range in size from 23,494 square feet up to 29,259 square feet and a net size of 19,474 square feet up to 22,256 square feet. A 6 foot wide landscape area is provided along Mustang Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0485	Vacation and abandonment various portions of Torrey Pines Drive, Mustang Street, Maverick Street, and Deer Springs Way	Approved by BCC	October 2022
VS-0872-05	Vacation and abandonment of a portion of Maverick Street - Recorded	Approved by PC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1320-02	Vacation and abandonment of a portion of rights-of-way being Deer Springs Way, Rome Boulevard, Rio Vista Street, Balsam Street, Rainbow Boulevard, and Mustang Street - Recorded	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0664	Waivers of development standards and design review for a single-family residential subdivision 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, since staff does not support the companion application; staff cannot support this application.

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;
- 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

- 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; for any sanitary sewer needs, applicant is advised 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; and an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: A DEVCO

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