

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500003-WIGWAM AND EASTERN L L C:

TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-602-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.13
- Project Type: Single-family residential development
- Number of Lots: 5
- Density (du/ac): 4.42
- Minimum/Maximum Lot Size (square feet): 5,497/9,563

Project Description

Access to the proposed development is granted via a proposed north/south public street, measuring 48 feet in width, that connects to Wigwam Avenue. A 5 foot wide attached sidewalk is proposed along the north/south public street, terminating in a cul-de-sac bulb. A 5 foot wide detached sidewalk is proposed along Wigwam Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400080 (WS-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

Related Applications

Application Number	Request
ZC-26-0022	A zone change from RS20 to RS5.2 is a companion item on this agenda.
WS-26-0024	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0023	A vacation and abandonment of 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, since staff is not supporting the accompanying waivers of developments standards for reduced setbacks and retaining wall height, staff is unable to support this request due to the possibility of changes to the layout of the map to address staff’s concerns.

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;
- Full off-site improvements.

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;
- Street suffixes shall be spelled out;
- The street shown as Green Valley Ranch on the vicinity map shall be shown as Green Valley Parkway.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

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 #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: A DEVCO

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