

07/16/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500096-SCHULTZ REFINERS, LLC:**

**TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

125-30-503-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,341/22,018 (gross)/18,009/19,087 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development located on the east side of Grand Canyon Drive, the north side of Azure Drive, and the south side of Regena Avenue. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 20,341 gross square feet up to 22,018 gross square feet, and 18,009 net square feet up to 19,087 net square feet. All lots will be accessed from Regena Avenue via a 38 foot wide private street that will run north to south and terminate in a cul-de-sac. A 10 foot wide landscape strip is provided along Regena Avenue. No landscaping is provided along either Azure Drive and Grand Canyon Drive, and no off-site improvements are provided along any street frontage for this project.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0411	Waivers of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0412	A vacation and abandonment of 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**

The lots are only accessible from an internal private street, and the density of the subdivision is compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the elimination of landscaping along Azure Drive and Grand Canyon Drive to be a self-imposed hardship. Staff is recommending denial of the accompanying waiver of development standards and design review, which could result in design changes that affect the layout of the tentative map. As a result, staff cannot support this request.

**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;
- Right-of-way dedication to include 30 feet to the back of curb for Regena Avenue, 40 feet to the back of curb for Grand Canyon Drive, 30 feet to the back of curb for Azure Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works for improvements on Regena Avenue, Grand Canyon Drive and Azure Drive;
- Applicant to construct a 5 foot asphalt path along Regena Avenue, Grand Canyon Drive and Azure Drive;
- 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.

**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, 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 that an interlocal agreement with City of Las Vegas will also be required.

**TAB/CAC:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PETE LAAS

**CONTACT:** PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130