

08/20/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500121-PARADISE SPA OWNERS ASSN:**

**TENTATIVE MAP** consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

List on file.

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Project Type: Single-family attached & detached residential development
- Number of Lots: 78 (attached lots)/197 (detached lots)/275 (overall)
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 1,723/8,681

Project Description

The plans provided show a proposed single-family residential development with a mix of attached townhomes and detached homes located on a 28.08 acre site east of Las Vegas Boulevard South and south of Serene Avenue. The site will be subdivided into a total of 275 lots with 78 lots being dedicated to the attached townhomes and the remaining being for the detached homes. The lots will range in size from 1,723 square feet up to 8,681 square feet with attached townhome lots ranging in size from 1,723 square feet up to 2,505 square feet and detached home lots ranging in size from 2,500 square feet up to 8,681 square feet. The smallest lots are the middle units of the attached buildings where the mapped area does not include a side setback area like the other exterior units. The attached lots are shown to be in a block along the western and northern property lines. Where the attached townhome lots are located, there will be rows of 33 to 42 lots on 1 side of the street. Within the larger blocks of detached home lots, there will be rows of 24 to 28 lots on each side of the private streets. All detached home lots will front and access the private streets but the attached townhome lots will be accessed in the rear of the home by a system of pedestrian walkways and open spaces. The overall density of the development will be 9.8 dwelling units per acre and will be accessed primarily from Haven Street to the east and secondarily from Richmar Avenue in the southwest.

The interior street network consists of 2 main north-south private streets and 3 main east-west streets that are 39 feet wide with a 5 foot attached sidewalk located on one side of each street. All internal streets terminate in a 31 foot wide stub that serves no more than 4 lots, except for one street in the southwest portion of the site that terminates in a cul-de-sac and streets that connect with the entranceways. Additionally, pedestrian walkways within the development will connect to all attached townhome lots and open space areas. These walkways will connect to the internal sidewalks as well as the external sidewalks along Serene Avenue, Haven Street, and Richmar Avenue.

Within the interior of the site, 4 large common open spaces are being proposed. These 4 areas range in size from 6,694 square feet up to 14,678 square feet and are in the south-central, southwest, and southeast portions of the site. All 4 areas will contain a mix of amenities, including shade structures, dog relief areas, trails, benches, pickleball court, interactive art, and picnic areas. Smaller common spaces have been located mostly in the northern portion of the site and are programmed pedestrian pathway areas that include dog relief areas, trails, benches, and interactive art. A total of 59,240 square feet of open space is being provided where 55,000 square feet are required.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

### Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.
PUD-25-0489	A planned unit development for a 275 lot single-family attached and detached residential development is a companion item on this agenda.
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way 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 proposed street network allows access to various external streets. The lots are only accessible from internal private streets with rows of lots on each side of the street. There are no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying Master Plan land use category and proposed development standard modifications. The proposed map complies with the tentative map requirements and standards for approval as outlined in Title 30 and matches with the associated planned unit development request. For these reasons, staff could support this request, however since Public Works is not supporting related waivers of development standards to reduce the distance from the back of curb radius to the driveway, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242 and 275 to be allotted only a one (1) car garage;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

### **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 names that may be offensive shall not be used.

### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0204-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMY RENEEGRAYBILL

**CONTACT:** AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106