

05/19/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500060-DIAMOND INDIAN SPRINGS III, LLC:

TENTATIVE MAP consisting of 123 multi-family residential units and common lots on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:

059-09-201-012

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.84
- Project Type: Multi-family (condominium) development
- Number of Units: 123
- Density (du/ac): 17.98

Project Description & History

The site was previously reclassified to RM18 zoning via ZC-23-0935 for a multi-family residential development. An extension of time, ET-26-400017 (ZC-23-0935), is currently in process to extend the associated waivers of development standards and design review for 2 years. The applicant is proposing a tentative map for condominiums units, and the layout matches the approved site plan with ZC-23-0935. The tentative map depicts 15 residential buildings which are 2 story and 1 residential building is single story. There are 13 residential buildings centrally located on the site with 3 residential buildings along the west side of the property. The clubhouse is located near the west entrance to the development with the pool located to the southeast of the clubhouse. The site also contains 5 garage buildings located along the northern and eastern property lines of the site.

Driveway access is granted along the west property line from MacFarland Avenue with an exit-only driveway along the south property line adjacent to Boulder Lane. Internal circulation within the development consists of 25 foot to 30 foot wide drive aisles. Parking will consist of a garage and surface parking spaces for both residents and visitors. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and

passive open space areas with sidewalks connecting all buildings, the clubhouse and pool areas. The overall site and landscape design is not proposed to change from that approved under ZC-23-0395.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-26-400017 (ZC-23-0935)	First extension of time for waivers of development standards and a design review for a 123 unit multi-family development	Approved by BCC	April 2026
ZC-23-0935	Zone change from R-T to R-3 with waivers of development standards and a design review for a 123 unit multi-family development	Approved by BCC	April 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park
South	Edge Neighborhood (up to 1 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Public Use	RS40, RS5.2, & PF	Undeveloped & single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential subdivision

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.

Staff Recommendation

Approval.

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

- 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.

Building Department - Addressing

- The unit numbers will be finalized during the final map review.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0527-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND INDIAN SPRINGS III, LLC

CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS,
5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118