

06/17/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500091-DIAMOND INDIAN SPRINGS, LLC:

TENTATIVE MAP consisting of 105 single-family residential lots and common lots on 17.38 acres in a RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Boulder Lane and west of Old Benn Road (alignment) within Indian Springs. AB/bb/cv (For possible action)

RELATED INFORMATION:

APN:

059-09-301-017

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 17.38
- Project Type: Single-family residential
- Number of Lots: 105
- Density (du/ac): 6.04
- Minimum/Maximum Lot Size (square feet): 5,311/5,612

A tentative map was previously approved on this parcel via TM-21-500031 but has since expired. The applicant is proposing the same tentative map design. The plan depicts a proposed single-family residential development on 17.38 acres with a density of 6.04 dwelling units per acre. The development is located south of Boulder Lane, west of Old Benn Road, and north of Gretta Lane. Entrances to the development are located along the north property line (Boulder Lane) and along the south property line (Gretta Lane). Both entrances lead to a circular private street which provides access to all 105 lots. The private streets are 43 feet wide with a 4 foot wide sidewalk on 1 side.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400133 (ZC-20-0372)	Second extension of time for waivers of off-site improvements and reduced street intersection off-set in conjunction with a design review for a single-family residential development	Approved by BCC	January 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400130 (ZC-20-0372)	First extension of time for waivers of off-site improvements and reduced street intersection off-set in conjunction with a design review for a single-family residential development	Approved by BCC	February 2023
TM-21-500031	105 lot single-family residential subdivision (expired)	Approved by PC	May 2021
ZC-20-0372	Reclassified the site from R-A to R-2 zoning, waivers for off-site improvements and reduced intersection off-set, design review for single-family residential development	Approved by BCC	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Edge Neighborhood (up to 1 du/ac)	RS40	Undeveloped & single-family residential
East	Open Lands	RS80	Undeveloped
West	Edge Neighborhood (up to 1 du/ac)	RS5.2	Undeveloped

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;
- Right-of-way dedication to include 30 feet back of curb for Boulder Lane, 30 feet back of curb for Greta Lane, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Mingo Falls Street is an extension of Desoto Falls Street and shall maintain the same name;
- The street Taylor Springs Street is a duplicate street name and shall have an approved suffix;
- The street shown as Rose Springs Street shall have an approved suffix;
- All streets shall have an approved name and suffixes.

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 #0006-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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