

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500214-DFA, LLC:**

**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv  
(For possible action)

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RELATED INFORMATION:

**APN:**

177-24-201-031

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 4.28
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 2.33
- Minimum/Maximum Lot Size (square feet): 14,676 (gross)/17,240 (gross) - 14,118 (net)/17,240 (net)

Project Description

The plans show a proposed 10 lot single-family detached residential development located south of Oleta Avenue, and east of Topaz Street. There is an existing drainage easement running north to south, along the east side of the site and it is identified as a common element. Additionally, there are 2 other drainage easements on the site, one that runs east to west on the east side of the private cul-de-sac bulb and another which runs north to south along the east side of Lot 9. Access to the site is from Topaz Street via a 38 foot wide private street running east to west through the center of the proposed subdivision which terminates as a cul-de-sac. All of the lots will face into and access the private street. The cross sections indicate a proposed 6 foot high maximum retaining wall along the north property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0467-05	Tentative map consisting of 15 single family-residential lots (a reversionary map was later approved)	Approved by PC	October 2005

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-1270-05	Vacation and abandonment of patent easements and right of way - recorded	Approved by PC	October 2005
UC-1269-05	Use permit for a planned unit development and design review for building elevations	Approved by PC	October 2005
NZC-1760-04	Nonconforming zone change to reclassify 5 acres from R-E to R-D zoning	Approved by BCC	February 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family-residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

### Related Applications

Application Number	Request
WS-25-0879	Waivers of development standards and design review for a single-family detached residential subdivision 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

##### Tentative Map

The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. However, since staff recommends denial of some of the accompanying waivers of development standards and design review which could result in design changes that affect the layout of the tentative map, 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that off-site improvement permits may be required.

### **Building Department - Addressing**

- The street suffixes shall be spelt out;
- The street names shall not include prefixes;
- The street shown as Topaz Road shall have the suffix of Street;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

### **Fire Prevention Bureau**

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

### **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 #0264-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STONE LAND HOLDINGS, LLC

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119