10/07/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500118-DIAMOND WETLANDS, LLC:

TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:
161-27-510-007

LAND USE PLAN:
WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 4.35
- Number of Lots: 54
- Density (du/ac): 12.41
- Project Type: Single-family attached residential
- Minimum/Maximum Lot Size (square feet): 995/1,375
- Open Space Required/Provided: 13,614/75,814

Project Description
The plans show a proposed 54 lot single-family attached residential (townhomes) development located on the southeast corner of Broadbent Boulevard and Wetlands Park Lane. Access to the site is from Wetlands Park Lane via a 48 foot wide private street. The development consists of 9 buildings. There is an existing utility easement along the east side of the site running north to south, which is identified as a common element. Additionally, there are 6 other common elements throughout the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400020 (ZC-20-0544)	First extension of time for a zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	April 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0544	Zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	February 2023
NZC-0552-06	Zone change from R-E to RUD and waiver of development standards for a single-family subdivision - expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS2 & IP	Single-family residential & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Related Applications

Application Number	Request
VS-26-0510	Vacation and abandonment for a portion of right-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 lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category, and consistent with the previously approved single-family attached residential subdivision. Therefore, staff can support this request.

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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 90 days to record said separate document for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Wetlands Park Lane improvement project;
- 90 days to record said separate document for the Wetlands Park Lane improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All street shall have approved street names and suffixes;
- The vicinity map is missing the street suffixes.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0079-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND WETLANDS, LLC
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