

STONEWATER  
(TITLES 27/28)

**UPDATE**  
STONEWATER LN/GOETT GOLF DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500203-OLYMPIA COMPANIES, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 79 single family residential lots and common lots on 5.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
191-06-518-005; 191-06-518-007

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) –  
COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 79
- Density (du/ac): 14.7
- Minimum/Maximum Lot Size (square feet): 1,440/1,813

The plans depict a gated residential development totaling 79 single family lots and 2 common area lots on 5.4 acres. The density of the overall development is shown at 14.7 dwelling units per acre. The project ranges from 3 to 7 plex buildings designed around 30 foot wide private streets. The residential dwellings will be under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The dwellings are designed with garages facing the private streets and the front facing internal courtyards with sidewalks. The development will be served by a single point of ingress/egress to the north from a private drive off Stonewater Lane. The street network consists of 1 main drive with a loop street and 2 stub streets toward the eastern and western portion of the site. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, a recreational pool area with a pool house, shade structures, and seating/picnic areas. Parking will consist of garage parking for residents and surface parking for visitors. The visitor parking includes both designated off-street parking spaces and on-site driveway parking. Approximately 14 parking spaces are depicted as driveway spaces, and 34 parking spaces are shown as designated parking spaces.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Major Development Project (Southern Highlands) - Residential Medium (2 du/ac to 14 du/ac)	R-2	Single family residential
South & West	Major Development Project (Southern Highlands) - Public Facilities	P-F	Open space park & drainage basin
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.**

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0603	A zone change to reclassify this site to R-3 zoning for an attached single family residential subdivision is a companion item on this agenda.
VS-20-0604	A vacation and abandonment of a public drainage easement is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 27/28.

**Analysis****Current Planning**

This request meets the tentative map requirements as outlined in Titles 27/28.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 21, 2021 at 9:00 a.m.**, unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application;** 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

### **Current Planning Division - Addressing**

- Private street shall have approved street names and suffixes; and if the subdivision is approved with drive aisles, they may remain unnamed.

### **Building Department - Fire Prevention**

- 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 (access gates must be minimum 20 feet wide over minimum 24 feet wide access road); streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; and to show on-site fire lane, turning radius, and turnarounds.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0284-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

### **TAB/CAC:**

### **APPROVALS:**

### **PROTESTS: 2 letters**

**PLANNING COMMISSION ACTION:** February 16, 2021 – HELD – To 03/02/21 – per the applicant.

**PLANNING COMMISSION ACTION:** March 2, 2021 – HELD – To 04/20/21 – per the applicant.

**PLANNING COMMISSION ACTION:** April 20, 2021 – HELD – To 06/15/21 – per the applicant.

**APPLICANT:** OLYMPIA COMPANIES, LLC

**CONTACT:** WESTWOOD, 5740 S. ARVILLE ST., STE 216, LAS VEGAS, NV 89118