

TEE PEE & CENTENNIAL  
(TITLE 30)

CENTENNIAL PKWY/TEE PEE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500062-PRIME BUILDING & DEVELOPMENT, LLC:**

**TENTATIVE MAP** consisting of 8 residential lots on 5.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)

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RELATED INFORMATION:

**APN:**

125-30-502-006

**LAND USE PLAN:**

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,008/19,355 (net)/20,588/23,628 (gross)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 8 lots at 1.6 dwelling units per gross acre. The proposed development will be serviced by a 39 foot wide private street, located adjacent to Regena Avenue, which terminates into a cul-de-sac. The minimum and maximum net lot area is 18,008 square feet and 19,355 square feet, respectively. The minimum and maximum gross lot area is 20,588 and 23,628 square feet, respectively.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Centennial Parkway. Medium, 24 inch box trees are planted 30 feet on center, in addition to shrubs and groundcover, along Centennial Parkway. A 6 foot wide landscape area, including medium trees planted 30 feet on center, shrubs, and groundcover, is proposed adjacent to Tee Pee Lane and Regena Avenue.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1714-06	Single family residential planned unit development - expired	Approved by PC	January 2007
TM-500503-06	Single family residential - expired	Approved by PC	January 2007
VS-1713-06	Vacated and abandoned patent easements - expired	Approved by PC	January 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	U/L	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3 du/ac)	R-D & R-E	Single family residential
West	City of Las Vegas & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-21-0229	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-21-0230	A vacation and abandonment for government patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Current Planning**

This request meets the tentative map requirements 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 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private street shall have approved street name with the suffix of Court.

### **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.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** PRIME BUILDING & DEVELOPMENT, LLC

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE  
100, LAS VEGAS, NV 89113