TENTATIVE MAP CHECKLIST

Date: 9/24/2024 **Application Number:** APR24-101114 **Planner:** _____

Subdivision Name: Cactus Trails

NOTE: Additional items may be required at the time of submittal if deemed necessary by Planning staff. The map must contain a legend indicating the purpose of all lines, symbols, and markings.

30.28.130(a.)(3.) GENERAL SUBDIVISION PROCESSING REQUIREMENTS			
TEXT	**Y**	**N**	**N/A**
Date of preparation and scale, not to exceed 100 feet to 1 inch.	X		
Lettering placed to read in the bottom right. North arrow shall be up.	X		
Name(s), address(es), and telephone number of owner(s) of record, subdivider, and person(s) who prepared the map.	X		
Legal description including a graphic vicinity map, and approximate acreage.	X		
Proposed use of property.	X		
A vicinity or key map showing the relation of the subdivision to the surrounding area.	X		
Listing of the protective covenants and deed restrictions the subdivider intends to enforce.	X		
MAP/STATEMENT	**Y**	**N**	**N/A**
Known, mapped or observable faults and fissures, and setback to any faults, or a statement related thereto.	X		
All groundwater depths historically within 20 feet of the existing ground surface, or a statement related thereto.	X		
A statement indicating the proposed location of the nearest water and sewer utility distribution.	X		
MAP	**Y**	**N**	**N/A**
Exterior subdivision boundary map & dimensions, including existing or proposed vacated areas, & areas to be dedicated.	X		
Lot corners of adjoining subdivisions/tracts/ including recording data.	X		
Adjacent streets – location, name(s), present widths and improvements.	X		
Proposed streets – location, names, proposed grade and width, including street section drawings.	X		
Contour interval lines of slope for the entire subdivision at the following intervals: **i)** From level to 40% - 2-foot intervals; **ii)** Between 40% and 80% - 5-foot intervals; **iii)** Exceeding 80% - 10-foot intervals. Hillside Development Regulations (30.56.100) required for slopes exceeding 12%, showing slope limits.	X		
Drainage, sewage, public utilities, and other easement widths and locations. Any easement to Clark County restricting the use of a proposed Lot must be part of a vacation application submitted in conjunction with the tentative map.	X		
Radii of all curves.	X		
Lots – Layout, lot number, dimensions, including gross and net lot size for each lot.	X		
Existing building/structure location & outline, to scale, noting any removal(s), or other influences to layout/design.	X		
Sidewalk location. If detached, vacation must be approved before or submitted concurrently with this TM.	X		
Proposed sites to be reserved or dedicated for public parks, schools, playgrounds and/or other public uses.	X		
Stormwater: Overflow & location, widths, & flow direction, proposed drainage and facilities, & 100-year flood plain limit.	X		
A map showing entire area if proposed plat is a portion of a larger holding intended for subsequent development.	X		
Existing culverts, drainpipes, watercourses, natural drainage channels location, size and relocation, if proposed.	X		
Water: Supply source and availability, existing water main size and location, and proposed fire hydrant location.	X		
Sewage: Proposed method of disposal and location and size of nearest main.	X		
Proposed improvements and location, including any shared access.	X		
30.40 LOT AREA AND DENSITY REQUIREMENTS	**Y**	**N**	**N/A**
Lots meet minimum lot size for the zoning district.		X	
Lot density matches zoning district allowances.		X	
Open space (PUD, RUD, Multi-family, Resort Condo)	X		
30.52.030 (b.) MINIMUM WIDTH PRIVATE STREET REQUIREMENTS	**Y**	**N**	**N/A**
2+SF DU – 37'W for L curb, 38'W for R curb, 39'W for roll curb (36' drivable), County-approved turnaround for 150'/longer private streets/access easements	X		
2-6 SF DU – 25'W for L curb (24' drivable) for private streets/access easements less than 150'. WIDTH NON-WAIVABLE.	X		
1 SF DU (no street frontage) – 20'W with no County-approved turnaround for private access easements. See Figure 30.52-1	X		
30.52.050 IMPROVEMENT STANDARDS	**Y**	**N**	**N/A**
Review Modifications to Uniform Standard Drawings 212, 222, 222.1, and 225.	X		
30.52.052 RESIDENTIAL SUBDIVISION STREET CONFIGURATION REQUIREMENTS	**Y**	**N**	**N/A**
Street intersections off-set a minimum of 125 feet (measured from right-of-way line to right-of-way line), unless exempt	X		

30.56.080 AND 30.64 REQUIREMENTS	Y	N	N/A
Lots must have legal access. (30.56.080)	X		
Double frontage lots shall be avoided. (30.56.080)	X		
Legality of Lot (lot of record; no remnant lots) (30.56.080)	X		
Energy efficient design (30.56.080)	X		
Landscaping location, width, area, easement/common area per previously approved land use application (30.64)	X		
ADDITIONAL ITEMS	**Y**	**N**	**N/A**
All conditions of approval are met.	X		
Map matches previous site plan approval.	X		
NRS 116 & 117: PLATS & PLANS – COMMON INTEREST COMMUNITIES/SUBDIVISION	**Y**	**N**	**N/A**
Certified legible plats and plans are required for all common-interest communities except cooperatives, in compliance with NRS 278 contains all information required below:			X
The name and a survey of the area of the plat			X
A sufficient description of the real estate			X
The extent of any encroachments by or upon any portion of the property within the plat			X
All easement location and dimensions which serve or burden any portion of the common-interest community;			X
Any vertical unit boundaries location and dimensions and that unit's identifying number (i.e. cross section drawing of multi-story buildings);			X
The location with reference to an established datum any horizontal unit boundaries not shown or projected on plans recorded pursuant to subsection 4 and that unit's identifying number; and			X
Limited common elements location and dimensions, including porches, balconies and patios, other than parking spaces and the other limited common elements described in subsections 2 and 4 of NRS 116.2102			X