

RESOLUTION NO. 7595

RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA, TO  
APPROVE A FINAL MAP FOR DIAMOND RIDGE, BC NO. 114

WHEREAS, Randolph Schams, on behalf of RPS Properties, LLC (Developer), has submitted an application for a Final Map for Diamond Ridge, BC No. 114, a 15-lot residential subdivision in the R1-10, Single-Family Residential Zone for property north of Northridge Drive and east of Arizona Street and Avenue M (APN# 186-04-802-003); and

WHEREAS, The Boulder City Council approved the Tentative Map for this subdivision on July 12, 2022; and

WHEREAS, On February 15, 2023 the Boulder City Planning Commission considered the proposed Final Map at its regularly scheduled public meeting and adopted Resolution No. 1230 recommending approval; and

WHEREAS, Said Final Map appears to be in substantial compliance with the approved Tentative Map and the applicable requirements of Title 11 of the City Code and the Subdivision Act of the State of Nevada;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Council does hereby approve the submitted Final Map for Diamond Ridge (BC No. 114) based on the findings:

1. That the Final Map substantially complies with the approved Tentative map and the applicable provisions of Chapter 11-39 (Subdivisions) and the Subdivision Act of the State of Nevada.
2. That the Final Map for a 15-lot residential subdivision is compatible with the existing developments in the vicinity.
3. That the Final Map complies with applicable R1-10 zoning requirements.
4. That an Exception as per Section 11-39-9 of the City Code to allow the new streets with a 51' r.o.w. was previously approved by the City Council with the Tentative Map.
5. That an asbestos study meeting current industry standards was provided to the City Council in conjunction with the Tentative Map.

BE IT FURTHER RESOLVED that the Boulder City Council does hereby approve the submitted Final Map for Diamond Ridge (BC No. 114) subject to the following conditions:

1. The Developer shall provide any necessary corrections to the Final Map and Improvement Plans as per City requirements before City staff signs the Final Map Mylars.

2. Prior to grading, the following shall be completed:
  - a. Submission of the Dust Control Permit issued by Clark County for all work.
  - b. Submission of a Bond in accordance with Public Works policy for all site improvements prior to recordation of the Final Map.
  - c. Payment of fees for the grading permit and Clark County Desert Conservation Program.
3. The Developer shall provide an excavation haul route to the City for dissemination to area residents in conjunction with the grading permit, and keep the City updated as to any changes.
4. Blasting, heavy ball tamping and the use of explosives are prohibited for development of the project.

BE IT FURTHER RESOLVED that the appropriate officers of the City are hereby authorized and directed to take the necessary and appropriate action indicating the City Council's approval.

DATED and APPROVED this 14th day of March, 2023.

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Joe Hardy, Mayor

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ATTEST: Tami J. McKay, City Clerk