

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500097-WORLD RESORT DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain.
AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

138-05-601-021; 138-05-601-022

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 19,262/22,342 (gross)/16,755/21,073 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development located on the north side of Craig Road, the west side of Bonita Vista Street, and the east side of Riley Street. The plans show the overall site is 5.0 acres with a density of 1.6 dwelling units per acre. The lots range in size from 19,262 gross square feet up to 22,342 gross square feet, and 16,755 net square feet up to 21,073 net square feet. All lots will be accessed from Bonita Vista Street via a 37 foot wide private street that will run east to west and terminate in a cul-de-sac. A 5 foot wide attached sidewalk will be provided along Riley Street with a 5 foot wide landscaping strip behind it, and a 5 foot wide landscape strip is provided along Bonita Vista Street. No off-site improvements or landscaping are shown on Craig Road, and no off-site improvements are shown along Bonita Vista Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
WS-25-0415	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0416	A vacation and abandonment of patent easements 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 lots are only accessible from an internal private street, and the density of the subdivision is compliant with the underlying zoning and Master Plan land use category. Staff is recommending denial of the accompanying waiver of development standards and design review, which could result in design changes that affect the layout of the tentative map. As a result, staff cannot support this request.

Staff Recommendation

Denial.

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**

If approved:

- 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;
- Right-of-way dedication to include 50 feet to the back of curb for Craig Road, 30 feet for the back of curb for Bonita Vista Street, 30 feet to the back of curb for Riley Street and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Craig Road, Bonita Vista Street and Riley Street.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 for any sanitary sewer needs, 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: RICK ENGINEERING

CONTACT: RICK ENGINEERING, 1050 E. FLAMINGO ROAD, SUITE S305, LAS VEGAS, NV 89119