

02/17/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500001-JAXSON PARK, LLC:**

**TENTATIVE MAP** consisting of 19 single-family residential lots on 7.03 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Riverside Road and west of Hopeless Way (alignment) within Bunkerville. MK/rr/kh (For possible action)

RELATED INFORMATION:

**APN:**

002-25-601-006

**LAND USE PLAN:**

NORTHEAST COUNTY (BUNKERVILLE) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.03
- Project Type: Single-family detached residential
- Number of Lots: 19
- Density (du/ac): 2.7
- Minimum/Maximum Lot Size (square feet): 10,343/27,516

Property Description

The plans show a proposed 19 lot single-family detached residential subdivision. All lots will be accessed from three, 40 foot wide private streets. Isla Estates Drive, which runs northwest to southeast, functions as the primary entry point to the subdivision from Riverside Road which is also State Route 170. Riverside Road has an 80 foot wide right-of-way which includes an existing 17 foot wide concrete multi-use non-equestrian trail with lighting along the north side of the street. Isla Estates Circle is a short cul-de-sac street which connects to the northeast side of Isla Estates Drive. Hayfield Drive connects with Isla Estates Drive and continues to the southwest where it connects with Canal Street, an existing 40 foot wide private drive. Canal Street provides a second access to Riverside Road. A 6 foot wide landscape easement is provided for street trees along Riverside Road.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS40	Single-family residence, canal & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

### 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed internal street network is functional, with adequate access provided to Riverside Road. The layout supports vehicular circulation and pedestrian connectivity, and the proposed location, size, and design of the lots is in accordance with all requirements. For these reasons, staff can support this request.

##### 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

##### Comprehensive Planning

- 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;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**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.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RYAN GRAFF ANDERSON

**CONTACT:** BROWN CONSULTING ENGINEERS, 736 S. 900 E., SUITE B105, ST. GEORGE, UT 84790