

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0821-TOLL NORTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (streetlights) in conjunction with a previously approved single-family residential development 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

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (streetlights) along Riley Street where required per Section 30.04.08C.

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

History, Site Plan, & Request

In July of 2025, an 8 lot single-family residential subdivision was approved via WS-25-0415. The approved plans depict the development as being located on the north side of Craig Road, the west side of Bonita Vista Street, and the east side of Riley Street. The approved plans depict the overall site as being 5.0 acres with all lots taking access from Bonita Vista Street via a 37 foot wide private street that will run east to west and terminate in a cul-de-sac. As part of the approval of WS-25-0415, off-site improvements were waived on Craig Road and Bonita Vista Street. The applicant is now requesting to waive streetlights along Riley Street.

Landscaping

No changes to the previously approved landscape plan are proposed or required with this application.

Applicant's Justification

The applicant states that they are still proposing the installation of half-street improvements, including asphaltic concrete pavement, curb, gutter, and an attached sidewalk, and that nothing from the previous approval is changing. The applicant also notes that previous waivers for off-site improvements on Bonita Vista Street and Craig Road were already approved, and that this is a similar request.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500097	Tentative map for an 8 lot single-family residential subdivision	Approved by BCC	July 2025
VS-25-0416	Vacation and abandonment of patent easements	Approved by BCC	July 2025
WS-25-0415	Waiver of development standards and a design review for an 8 lot single-family residential subdivision	Approved by BCC	July 2025

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 & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Staff cannot support the request to not install streetlights on Riley Street. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Install conduit and pull boxes for streetlights.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised 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: TOLL NORTH LV, LLC

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