

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500140-CF, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

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## RELATED INFORMATION:

**APN:**

162-13-801-001

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:****Project Description**

## General Summary

- Site Address: NA
- Site Acreage: 2.09
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 4.78
- Minimum/Maximum Lot Size (square feet): 5,250/9,509

The plans depict a proposed 10 lot single-family detached residential development located on the south side of Viking Road, and east of McLeod Drive. The plans show the overall site is 2.09 acres with a density of 4.78 dwelling units per acre. The lot sizes range from 5,250 square feet to 9,509 square feet. There is an existing 30 foot wide access easement running north-south, along the east side of the site and is identified as Common Element C. Access to the site is via Viking Road by a 42 foot wide private street running north-south through the center of the proposed subdivision which terminates as a hammerhead. All the lots will face into and get access from the private street. Detached sidewalks are provided along Viking Road and McLeod Drive.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1019-06	Waiver of development standards to allow residential access on collector street	Denied by PC	September 2006
TM-500538-04	An 8 lot residential subdivision map - expired	Approved by PC	October 2004

## Surrounding Land Use

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

## Related Applications

Application Number	Request
PA-25-700034	Plan amendment from Ranch Estate Neighborhood to Low-Intensity Suburban is a companion item on this agenda.
VS-25-0559	Vacation and abandonment of patent easements is a companion item on this agenda.
WS-25-0560	Waiver of development standards and design review for a single-family detached residential development 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30, including meeting the findings necessary to allow a hammerhead cul-de-sac. For these reasons, staff can support this request.

## Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

## STAFF CONDITIONS:

### Public Works - Development Review

- **No streetlights on Viking Road;**
- **Applicant to install pull box and conduit along Viking Road.**

**PLANNING COMMISSION ACTION:** November 18, 2025 – APPROVED – Vote: Aye: Kilarski, Frasier, Mujica, Roitman Nay: Stone, Kirk Absent: Gibson

### 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0191-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** December 17, 2025 – HELD – To 01/07/26 – per the applicant.

**APPLICANT:** STONE LAND HOLDINGS, LLC

**CONTACT:** DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120