

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-50002-GALKOS, LLC:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-810-004

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6427 Windy Road
- Site Acreage: 6.91
- Project Type: Commercial subdivision

Project Description

The plans depict a proposed 1 lot commercial subdivision located on the north side of Sunset Road and the west side of Windy Road. Access to the site is granted via existing driveways along Teco Avenue, an existing and proposed driveway adjacent to Windy Road, and a proposed driveway along Sunset Road. Existing attached sidewalks are located on the northern half of the site, adjacent to Teco Avenue and a portion of Windy Road. Detached sidewalks are proposed on the south half of the site, along Windy Road and Sunset Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900665-02	Parking lot APN 162-32-810-004 and warehouse addition APN 162-32-810-006	Approved by ZA	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70)	Office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Town Square
East	Business Employment	IL (AE-65 & AE-70)	Industrial & warehouse buildings
West	Business Employment	IL (AE-65 & AE-70)	Office/warehouse

Related Applications

Application Number	Request
UC-26-0020	Use permits, waiver of development standards, and design review for outdoor storage and display and truck parking or staging is a companion item on this agenda.
VS-26-0021	A vacation and abandonment of rights-of-way 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.

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

- All driveways to meet County and ADA standards;
- The most northerly existing driveway on Windy Road to be constructed with full off-site improvements;
- Drainage 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

- No comment.

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 and reference POC Tracking #0291-2026 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: March 4, 2026 – HELD – To 03/18/26 – per the applicant.

APPLICANT: GALKOS, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3, SUITE 577, LAS VEGAS, NV 89134