

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0560-CLF, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development 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)

RELATED INFORMATION:

APN:

162-13-801-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce street intersection off-sets between Street A and McLeod Drive to a minimum of 120 feet where a minimum of 125 feet is required per Section 30.04.08.F.1 (a 4% reduction).
- b. Reduce street intersection off-sets between Street A and Robar Street to a minimum of 102 feet where a minimum of 125 feet is required per Section 30.04.08.F.1 (a 19% reduction).

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
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,614 (minimum)/2,643 (maximum)

Site Plans

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 access the private street. This application includes a waiver of development standards to reduce street intersection off-set between Street A and McLeod Drive and between Street A and Robar Street on the east side of the site.

Landscaping

The plans depict street landscape areas including two, 5 foot wide landscape strips provided on each side of the detached sidewalks along Viking Road and McLeod Drive. The street landscaping consists of large trees and shrubs and meets Title 30 requirements. Common Elements A & B are located on the west and north sides of the site, respectively, where Common Element C is located on the east side of the site. The area of the common elements is 15,263 square feet.

Elevations

The elevation plans depict 5 different models being offered in 3 different finishes (Spanish, Craftsman and Tuscan) for a total of 15 potential designs. All of the designs are 2 story with a maximum height of 25 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

Five different floor plans are proposed with this subdivision, with each of the floor plans featuring multiple bedrooms, bathrooms, a kitchen, a 2 car garage, and several other amenities. The proposed homes range in size from 1,614 square feet to 2,643 square feet.

Applicant's Justification

The applicant states the proposed subdivision provides perimeter street landscaping along McLeod Drive and Viking Road and establishes landscaped common elements.

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 Neighborhood is a companion item on this agenda.
VS-25-0559	Vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500140	Tentative map for a 10 lot single-family residential subdivision 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**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.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, 4 sided architecture and construction materials have been provided in accordance with Code for each home design and the internal street network of the proposed subdivision is functional, with the required street landscaping along Viking Road and McLeod Drive. The site is well parked with 2 parking spaces provided for each lot along with 10 on-site guest parking spaces. Furthermore, staff finds the proposed

development is in line with Policy WP-1.5 which encourages residential infill of a similar scale, style, and intensity on vacant parcels in areas designated as Low-Intensity Suburban Neighborhood (LN). The proposed single-family residential subdivision also features infill development adjacent to established neighborhoods to promote a cohesive character. Therefore, staff can support this design review request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in street intersection off-set for both the entry street on McLeod Drive and the street on Robar Street. With the common elements adjacent to the entry streets, visibility will be improved for those entering the site.

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.

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

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

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

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 #0191-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 4 cards

PROTESTS: 16 cards, 2 letters

APPLICANT: STONE LAND HOLDINGS, LLC

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