

12/17/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500140-CF, LLC:

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)

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.

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 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:

APPLICANT: STONE LAND HOLDINGS, LLC

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