

08/20/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500116-CCC, LLC & 3.30.300, LLC:

TENTATIVE MAP consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

125-23-101-007; 125-23-101-008; 125-23-101-011 through 125-23-101-016; 125-23-101-018; 125-23-101-023 through 125-23-101-024

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.95
- Project Type: Proposed single-family residential development
- Number of Lots: 27
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 20,362 (gross)/26,956 (gross); 18,006 (net)/21,836 (net)

Project Description

The plans depict a proposed single-family residential subdivision with access to the site from Elkhorn Road. All of the proposed lots have access from the internal private streets. All private streets measure 39 feet wide with modified roll curbs on both sides and no sidewalks. Sakai Avenue and Tottori Avenue are east/west streets that intersect Shawood Street to the east and Gifu Street to the west. Shawood Street terminates as a stub on the south end, and Gifu Street terminates as a stub on the opposite end of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0265-01 (ET-0127-03)	Extension of time to vacate the public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way - recorded	Approved by BCC	July 2003
VS-0265-01	Vacated public rights-of-way being a portion of Rainbow Boulevard located between Deer Springs Way and Elkhorn Road, and a portion of Dorrell Lane between Rainbow Boulevard and Rio Vista Drive, and being a portion of Rio Vista Drive between Deer Springs Way and Elkhorn Road, and being a portion of Haley Drive between Rainbow Boulevard and Tenaya Way - recorded	Approved by BCC	July 2003
VS-1320-02	Vacated public rights-of-way being portions Maverick Street, Mustang Street, Torrey Pines Drive, Rebecca Road, Rainbow Boulevard, Balsam Street, Rio Vista Street, Deer Springs Way, Haley Avenue, Rome Boulevard, Dorrell Lane, Bath Avenue, Bilpar Road, Centennial Parkway, and Desperado Street	Approved by BCC	June 2003
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	September 2001
ZC-1871-99	Reclassified 15.3 acres from R-A to R-E zoning for a single-family residential subdivision	Approved by BCC	January 2000
VS-1561-94	Vacated and abandoned easements and public rights-of-way being 1 mile portion of Rainbow Boulevard	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS40 (NPO-RNP)	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS40 (NPO-RNP)	Recreational facility & farm

Related Applications

Application Number	Request
WS-25-0466	Waivers of development standards and design review for a proposed single-family residential development is a companion item on this agenda.
VS-25-0467	A vacation and abandonment of a portion of right-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 site is located within the Lone Mountain Interlocal Agreement Area, where the recommended net lot area is 18,000 square feet, with a target of 18,500 square feet. The proposed lot size complies with the recommended net lot area. Additionally, the lots adhere to the provisions in Title 30 regarding net lot sizes to be along collector and arterial streets.

The development fulfills most of the subdivision design standards. The subdivision has only one entry point, with the number of lots having no effect on nearby residences. However, staff does not support the associated design review; therefore, staff does not support the tentative map.

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 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, 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: Lone Mountain - approval (developer to enter discussions with the adjacent property owners on how to preserve the landscaping/trees).

APPROVALS:

PROTESTS:

APPLICANT: WOODSIDE HOMES OF NEVADA, LLC

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