

05/21/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

TENTATIVE MAP for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008 through 161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.22 (commercial lot)/7.88 (residential lot)/14.1 (overall)
- Project Type: Horizontal mixed-use development
- Number of Lots: 2
- Number of Units: 512
- Density (du/ac): 36.31 (overall)

Project Description

The plans depict a horizontal mixed-use project consisting of a commercial development on 6.22 gross acres located on the northern portion of the site and a multi-family development on 7.88 gross acres on the southern portion of the site. The multi-family project consists of 512 dwelling units with a density of 36.31 dwelling units per acre. Access to the site is granted from 2 commercial driveways each along Charleston Boulevard, Broadalbin Drive, and Sacramento Drive Access Easement.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision map	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to the C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential development & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential development

Related Applications

Application Number	Request
UC-25-0202	A use permit, waivers of development standards, and a design review for a proposed mixed-use development is a companion item on this agenda.
VS-25-0203	A vacation and abandonment of a curb return driveway easement 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. Additionally, the proposed location, size, and design of the proposed lots are consistent with the accompanying design review and should be sufficient for the proposed mixed-use development. The proposed lots each have sufficient access to surrounding streets. For these reasons, staff can support this request.

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**

- Expunge TM-24-500076.
- 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.
- Applicant is advised that off-site improvement permits may be required.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

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