

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500122-RAINY DAY INVESTMENTS, LLC:

TENTATIVE MAP consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.42
- Project Type: Single-family residential subdivision
- Number of Lots: 21
- Density (du/ac): 8.68
- Minimum/Maximum Lot Size (square feet): 3,302/4,508

The plans depict a single-family residential development consisting of 21 lots and 1 common lot on 2.42 acres with a density of 8.68 dwelling units per gross acre. The minimum and maximum net lot sizes are 3,302 square feet and 4,508 square feet, respectively. There are 3 access points to the proposed development via Cincinnati Avenue only. All internal streets are private streets with curb and gutter that terminate as stub streets. A 6 foot wide landscape strip is proposed along Cincinnati Avenue, Louise Street, and Marion Street. An 8.5 foot wide landscape strip is proposed along Sahara Avenue. The street landscaping consists of trees, shrubs, and ground cover, except along Sahara Avenue where a utility easement prohibits the use of trees over 8 feet in height.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

Related Applications

Application Number	Request
PA-24-700027	A plan amendment to redesignate the site from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-24-0557	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-24-0558	A waiver of development standards and design review for a 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

The internal street network as proposed is functional. The layout, however, has not considered the required landscape strips, which are necessary to buffer the development from adjacent streets. Since staff cannot support the companion waivers of development standards, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

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;
- Full off-site improvements;
- Right-of-way dedication to include spandrels at the intersection of Louise Street and Cincinnati Avenue, and Marion Street and Cincinnati Avenue.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved 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 #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118