

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-50024-ORVPP TRUST & KUMAR RASMI TRS:**

**TENTATIVE MAP** consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-21-403-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Single-family attached residential development (townhomes)
- Number of Lots: 24 and 6 common lots
- Density (du/ac): 15.09
- Minimum/Maximum Lot Size (square feet): 1,368/2,250

Project Description

The plan depicts a proposed subdivision consisting of 24 single-family attached residential lots. All lots face internally with access from a 43 foot wide east-west private street between Betty Lane and Sherwin Lane.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0699	Zone change to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

### Related Applications

Application Number	Request
ZC-26-0084	A zone change from RS20 zone to RM18 zone is a companion item on this agenda.
VS-26-0090	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
PUD-26-0089	A planned unit development for a single-family attached townhome 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.

The proximity of the private street to the garages on the north side of the street creates a conflict with pedestrians and traffic due to the lack of visibility. The proposed number of lots does not allow for compliance with other standards related to buffering and screening and driveway standards. Staff does not support the associated planned unit development (PUD) or waivers of development standards; 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;
- 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**

- All street suffixes shall be spelled out;
- The extension of the street Birdstone shall have a suffix that is not Street or Court. The existing cul-de-sac shall still be shown as Birdstone Court.

### **Fire Prevention Bureau**

- No comment.

### **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 #0207-2026 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:** ORVPP TRUST & KUMAR RASMI TRS

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,  
LAS VEGAS, NV 89102