

05/20/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500066-LRLJ, LLC:

TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.71
- Project Type: Single-family residential development
- Number of Lots: 87
- Density (du/ac): 8.12
- Minimum/Maximum Lot Size (square feet): 2,718/5,209

Project Description

The plans depict a proposed single-family residential subdivision. The subdivision will be accessed by 2 streets from Ringe Lane to the east via public east/west streets (Tomac Street and Forkner Street). All the internal public streets measure 48 feet wide with 5 foot wide sidewalks on each side of the streets and will terminate as stub street except for Deegan Street on the northern portion of the subdivision which terminates as a cul-de-sac.

Currently, a Minor Subdivision Map (MSM-25-600012) has been submitted for APN 140-21-405-002 and Minor Subdivision Map (MSM-25-600008) has been submitted for APN 140-21-405-005, subdividing into 2 parcels on each site. Therefore, the west half of APN 140-21-402-002; and the southwest corner of APN 140-21-402-005 are not a part of the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estate Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way being Ringe Lane is a companion item on this agenda.
WS-24-0276	Waivers and design review for single-family 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. Staff find that the design of the subdivision provides 2 points of access. The subdivision features a cul-de-sac; however, the remaining terminus streets within features stub streets. Approval of this request is contingent upon approval of the companion items. Since staff is not supporting WS-25-0276, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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:

- Parcel maps to record prior to the recordation of the Final Map.
- Applicant is advised that 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0430-2024 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: LGI HOMES

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